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**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS
FOR
SUNSET VISTA**

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**DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS
FOR
SUNSET VISTA**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereinafter "Declaration") is dated Aug. 5, 2004, and is made by Elliott Homes, Inc., an Arizona corporation (hereinafter "Declarant").

WITNESSETH

WHEREAS, Declarant holds legal title to certain land located in the Town of Buckeye, Maricopa County, Arizona, platted as "Sunset Vista;" and

WHEREAS, all of Sunset Vista is legally described as follows:

Lots 1 through 298, inclusive; and Tracts A and B, inclusive and Tracts D through W, inclusive, of SUNSET VISTA, according to the plat recorded on July 16, 2004, at Book 695 of Maps, Page 24 thereof; and at Instrument No. 2004-0818668, Official Records of Maricopa County, Arizona (collectively the "Plat"), as the same may be amended from time to time;

hereinafter referred to as the "Initial Covered Property" or "Property;" and

WHEREAS, Declarant desires to subdivide and develop Sunset Vista into a residential community; and

WHEREAS, at full development, the Declarant intends, without obligation, that Sunset Vista will include a residential neighborhood with open space areas and recreational areas, including, but not limited to, landscape easements, and recreational facilities; and

WHEREAS, Declarant intends or may intend, without obligation, to annex additional land into the Sunset Vista subdivision; and

WHEREAS, Declarant desires to form a nonprofit corporation (hereinafter the "Association") which will (1) own, manage and maintain the Common Areas and certain other areas in Sunset Vista; (2) levy, collect and disburse the Assessments and other charges imposed hereunder; and (3) as the agent and representative of Sunset Vista Owners, enforce the use restrictions and other provisions of this Declaration; and

WHEREAS, Declarant desires to establish for its own benefit and for the mutual benefit of all future Owners or other holders of an interest in any portion of Sunset Vista certain mutually beneficial covenants, restrictions and obligations of Sunset Vista; and

WHEREAS, Declarant desires and intends that the Owners, mortgagees, beneficiaries, trustees and other persons hereafter acquiring any interest in Sunset Vista, shall at all times enjoy the benefits of, and shall hold their interest subject to, the rights, easements, privileges, covenants and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the value, desirability and attractiveness of Sunset Vista; and

WHEREAS, Declarant therefore wishes to subject all of Sunset Vista to the covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations and easements (hereinafter collectively called "Covenants") hereinafter set forth, which Covenants shall run with the land and shall be binding upon and inure to the benefit of all parties having any right, title or interest in Sunset Vista; and

NOW, THEREFORE, Declarant hereby declares, covenants and agrees as follows:

ARTICLE I

DEFINITIONS

1.1 "Additional Maintenance Areas" shall mean those portions of a Lot or public right-of-way or areas owned by other governmental entities which are located within Sunset Vista and which are maintained by the Association.

1.2 "Annexable Property" shall mean any real property (other than the Initial Covered Property") adjacent to Sunset Vista, together with all improvements located thereon.

1.3 "Annual Assessment" shall mean the charge levied and assessed each year against each Lot and Owner pursuant to Paragraph 7.2 hereof.

1.4 "Architectural Review Committee" shall mean Architectural Review Committee of the Association to be created pursuant to Article XI below.

1.5 "Architectural Guidelines" shall be established by the Architectural Review Committee and shall include design standards for the appearance, development and in some cases, use of property in Sunset Vista, as well as the review and approval procedures for the Architectural Review Committee.

1.6 "Articles" shall mean the Articles of Incorporation of the Association as amended from time to time.

1.7 "Assessment" or "Assessments" shall mean an Annual Assessment, Special Assessment, Maintenance Charge, Special Use Fee, or any other fees, fines or charges assessed hereunder.

1.8 "Assessment Lien" shall mean the lien created and imposed by Article VIII.

1.9 "Assessment Period" shall mean the term set forth in Paragraph 7.8.

1.10 "Association" shall mean the Arizona nonprofit corporation to be organized by Declarant to administer and enforce the Covenants and to exercise the rights, powers and duties set forth in this Declaration, and its successors and assigns. Declarant intends to name the Association the "SUNSET VISTA HOMEOWNERS' ASSOCIATION" or the Declarant may name the Association or register a "doing business as" designation for the Association of SUNSET VISTA HOMEOWNERS ASSOCIATION

1.11 "Board" shall mean the Board of Directors of the Association.

1.12 "Bylaws" shall mean the Bylaws of the Association as amended from time to time.

1.13 "Capital Assets" shall mean those items owned, repaired, or maintained by the Association which individually have a life expectancy of three (3) years or greater and exceed \$1,000 or greater in value. Items of a like structure which are less than \$1,000 in value on an individual basis but exceed \$1,000 when all such like items are multiplied by the single value of one like item, shall be considered a Capital Asset. (For illustration purposes only: Ten pool chairs value at \$175 each with an expected life of 5 years would be a Capital Asset; $175 \times 10 = \$1,750$ in value and exceeds a 3 year life.)

1.14 "Capital Expenses" shall mean those expenses that are necessary to purchase or replace a Capital Asset with a useful life of more than one year or to extend the useful life of an asset more than one year.

1.15 "Capital Reserves," "Capital Reserve Fund" or "Reserves" shall mean those monies assessed, collected, set aside and utilized for the repair, replacement, and maintenance of the Association Capital Assets as hereinabove defined.

1.16 "Capital Reserve Contribution" shall mean that portion of the Annual Assessment that is assessed against Lots to fund Capital Expenses.

1.17 "Common Area" and "Common Areas" shall mean (i) Tracts A and B, inclusive and Tracts D through W, inclusive, and that portion of Tract C that is not devoted to well-site use, according to the plat for Sunset Vista, recorded on July 16, 2004, at Book 695 of Maps, Page 24, thereof; and at Instrument No. 2004-0818668, Official Records of Maricopa County, Arizona and such additional Tracts as are brought within the Covered Property pursuant to a declaration of annexation; (ii) all land or right-of-way easements within Sunset Vista which are dedicated to the public or to Town of Buckeye, but which the Town of Buckeye or other governmental agency requires the Association to maintain; (iii) areas on a Lot within easements granted to the Association or its Members for the location, construction, maintenance, repair and replacement of a wall, which easement may be granted or created on a recorded subdivision plat or by a deed or other conveyance accepted by the Association; and (iv) any other areas with respect to which the Association has assumed in a recorded document or instrument administrative or maintenance responsibilities, whether or not such areas are located on a Lot. Notwithstanding any reference on the recorded final plat concerning the name of the Association to which the Common Areas are dedicated, the Association as identified herein shall have all ownership rights and management and responsibilities for the Common Areas tracts as herein described.

1.18 "Covenants" shall mean the covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations and easements set forth herein.

1.19 "Covered Property" or "Property" shall mean that real property described herein above and such other property as may be brought within this Declaration pursuant to the Article entitled "Annexation."

1.20 "Declarant" shall mean ELLIOTT HOMES, INC., an Arizona corporation, and the successors and assigns of the Declarant's rights and powers hereunder. Any assignment of all or any portion of the Declarant's rights and powers shall be made by a recorded instrument executed by the assignor Declarant.

1.21 "Declaration" shall mean this DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SUNSET VISTA (including Lots and Common Areas or Portions of Common Areas within Sunset Vista,), as amended or supplemented from time to time.

1.22 "Developer" shall mean a person or entity who is engaged in residential real estate development and who purchases one or more Lots from the Declarant or other entity for the purpose of constructing Improvements thereon for sale or lease and is designated as a Developer hereunder in a recorded instrument signed by the Declarant or successors and assigns of such Declarant.

1.23 "Dwelling Unit" shall mean any building or portion of a building situated upon a Lot designed and intended for use and occupancy as a residence by a single housekeeping unit.

1.24 "Initial Capital Reserve Fee" shall mean that fee assessed and collected pursuant to Section 7.15(a) hereinbelow.

1.25 "Lot" shall mean any area of real property within Sunset Vista designated as a Lot on any subdivision plat recorded and approved by Declarant.

1.26 "Maintenance Charges" shall mean any and all costs assessed pursuant to Paragraphs 10.2 and 10.3.

1.27 "Member" shall mean any person holding a Membership in the Association pursuant to this Declaration.

1.28 "Membership" shall mean a Membership in the Association and the rights granted to the Owners and Declarant pursuant to Article VI to participate in the Association.

1.29 "Owner" (when so capitalized) shall mean the record holder of legal, beneficial or equitable title to the fee simple interest of any Lot, including, without limitation, one who is buying a Lot under a recorded contract, but excluding others who hold such title merely as security. Owner shall not include a lessor or tenant of a Lot. In the case of Lots, the fee simple title to which is vested of record in a trustee pursuant to Arizona Revised Statutes, Section 33-801, et seq., legal title shall be deemed to be in the Trustor. In the case of Lots, the fee simple title to which is vested in a trustee

pursuant to a trust agreement in the beneficiary of any such trust entitled to possession shall be deemed to be the Owner. An Owner shall include any person who holds record title to a Lot in joint ownership with any other person or holds an undivided fee interest in any Lot.

1.30 "Party Walls" shall mean a wall constructed on or immediately adjacent to the common boundary of Lots, Common Areas or other areas in Sunset Vista.

1.31 "Reserve Analysis" shall mean a review and study that takes into consideration the total cash on hand anticipated for the Capital Reserves by fiscal year end and the anticipated Capital Reserve expenditures for the next fiscal year or years.

1.32 "Resident" shall mean:

(a) Each buyer under a contract of sale covering any part of the Property, regardless of whether the contract is recorded, and each tenant or lessee actually residing on any part of the Property; and

(b) Members of the immediate family of each Owner, lessee, tenant and of each buyer referred to in subparagraph (1) actually living in the same household with such Owner, lessee, tenant or buyer.

Subject to such rules and regulations as the Association may hereafter specify (including the imposition of special non-resident fees for use of Common Area if the Association shall so direct), the term "Resident" also shall include the on-site employees, guests or invitees of any such Owner, lessee, buyer or tenant, if and to the extent the Board in its absolute discretion by resolution so directs.

1.33 "Special Assessment" shall mean any assessment levied and assessed pursuant Paragraph 7.5.

1.34 "Sunset Vista" shall mean the real property described on Page 1 of this Declaration and the development to be completed thereon, together with any real property hereafter annexed pursuant to the provisions of this Declaration. Sunset Vista may also be referred to as Sunset Vista and the names shall for all purposes mean and refer to the same real property.

1.35 "Sunset Vista Rules" shall mean the rules for Sunset Vista adopted by the Board pursuant to Paragraph 5.3.

1.36 "Visible From Neighboring Property" shall mean, with respect to any given object, that such object, or any portion thereof, is or would be visible to a person six (6) feet tall standing on any portion of the adjoining Lot or adjoining Common Area, on the same plane as the object being viewed.

ARTICLE II

PROPERTY SUBJECT TO SUNSET VISTA DECLARATION

2.1 General Declaration Creating Sunset Vista. Declarant hereby declares that all of Sunset Vista (except any property which is hereafter excluded or abandoned pursuant to the provisions of this Declaration) is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred, in whole or in part, subject to this Declaration, as amended or modified from time to time. In addition, all of the real property within Sunset Vista shall be subject to recorded Declarations of Annexation as applicable and as amended from time to time. Declarant intends to develop Sunset Vista by subdivision into various Lots in other areas and to sell and convey such Lots. As portions of Sunset Vista are developed or sold to others for development, Declarant shall record one or more declarations of annexation covering such property. Said declarations of annexation will incorporate this Declaration and establish such additional covenants, conditions and restrictions as may be appropriate for that property. This Declaration and all subsequent declarations of annexation are declared and agreed to be in furtherance of a general plan for the subdivision, development, improvement and sale of Sunset Vista and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of Sunset Vista and every part thereof. All of this Declaration and applicable declaration of annexations shall run with the land for all purposes and shall be binding upon and inure to the benefit of Declarant, the Association, all Owners and Residents and their successors in interest. This Declaration shall not be construed to prevent the Declarant from dedicating or conveying portions of Sunset Vista, including streets or roadways, for uses other than as a Lot or Common Area, subject to the provisions of Paragraph 3.1.

2.2 Association Bound. Upon approval by the Arizona Corporation Commission of Articles of Incorporation of the Association, the Covenants shall be binding upon and shall benefit the Association.

ARTICLE III

EASEMENTS AND RIGHTS OF ENJOYMENT IN COMMON AREAS

3.1 Easements of Enjoyment. Every Owner shall have a nonexclusive easement for the use and enjoyment in and to the Common Areas, which nonexclusive easement shall be appurtenant to and shall pass with the title to every Lot. All Residents, other than Owners, shall have a nonexclusive, nontransferable temporary easement to use and enjoy the Common Areas so long as they remain Residents. The foregoing grant and rights are subject, among other things, to the following limitations:

(a) The right of the Association to charge reasonable admission and other Special Use Fees for the use of any recreational or other facility situated upon the Common Areas.

(b) The right of the Association to suspend the voting rights, right to use Common Area recreational facilities, and run for Board position by any Member (i) for any period during which any Assessment against his Lot remains delinquent; (ii) for a period not to exceed sixty (60)

days for any infraction of this Declaration, a declaration of annexation, the Sunset Vista Rules or applicable Architectural Guidelines; and (iii) for successive sixty (60) day periods if any such infraction is not corrected during any preceding sixty (60) day suspension period.

(c) The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Association. Unless otherwise required by zoning stipulations or agreements with the Town of Buckeye prior to the date hereof or unless specified hereafter on a recorded subdivision plat or declaration of annexation, no such dedication or transfer shall be effective unless an instrument signed by the Owners of two-thirds (2/3) of the Memberships in each class of Members agreeing to such dedication or transfer has been recorded, except that the Board shall have authority without Membership approval to transfer to such public agencies, authorities or utilities, easements and rights-of-way which are intended to benefit Sunset Vista and which do not have any substantial adverse effect on the enjoyment of the Common Areas by the Members.

(d) The right of the Association to regulate the use of the Common Areas through the Sunset Vista Rules and to prohibit access to those Common Areas, such as landscaped areas, not intended for use by the Owners or residents.

(e) The right of the Association to change the use of Common Areas and to change the size, shape or location of the Common Areas as provided in Paragraphs 12.4 and 12.5.

3.2 Delegation of Use. Any Owner may, in accordance with this Declaration, the Sunset Vista Rules and the limitations therein contained, delegate his right of enjoyment in the Common Areas and facilities to the members of his family, his tenants or lessees, his guests or invitees or to his tenant's family, guests or invitees, provided this is the primary residence of such individual(s).

3.3 Rights of Ingress and Egress. Every Owner shall have an unrestricted right of ingress and egress to his Lot(s), which right shall be perpetual and shall be appurtenant to and shall pass with the title to said Lot(s) over the following areas:

(a) for pedestrian traffic over, through and across sidewalks, paths, walks and lanes that from time to time may exist upon the Common Areas; and

(b) for pedestrian and vehicular traffic over, through and across the Common Area streets and roadways, if any, which are designated and paved for such purpose.

Any Owner may, in accordance with this Declaration and the Sunset Vista Rules, delegate his right of ingress and egress to the members of his family, his guests, and his tenants (including his tenant's family and guests).

3.4 Easements for Encroachments. Each Lot, the Common Areas, and all other areas in Sunset Vista shall be subject to an easement of not more than eighteen (18) inches for encroachments of walls, ledges, roofs and other structures created by construction, settling and overhangs as originally designed and constructed by the Declarant or other developer. If any such improvement on the Common Areas encroaches upon any Lot or other area, or if any such improvement on any

Lot or other area encroaches upon any portion of the Common Areas, or if any such improvement on any Lot or other area encroaches upon another Lot or other area, a valid easement for said encroachments and for the maintenance thereof shall exist. In the event any structure on any Lot, Common Area or other area is repaired, altered or reconstructed in accordance with the original plans and specifications, similar encroachments shall be permitted and a valid easement for said encroachments and for the maintenance thereof shall exist.

ARTICLE IV

USE RESTRICTIONS

4.1 Covenants Applicable to Lots and Other Areas. Except as otherwise expressly provided herein, the following Covenants and rights shall apply to all Lots and other areas in Sunset Vista, and the Owners, Residents and tenants thereof:

4.1.1 Architectural Control. Except as otherwise expressly provided in this Declaration, the Architectural Guidelines or any applicable declaration of annexation which has been approved by the Declarant, (i) no improvements (whether temporary or permanent), alterations, repairs, excavation, grading, lighting, landscaping or other work which in any way alters the exterior appearance of any property within Sunset Vista or improvements thereon from its natural or improved state existing on the date this Declaration is recorded shall be made or done, and (ii) no building, fence, exterior wall, residence or other structure shall be commenced, erected, maintained, improved, altered or made without the prior written approval of the Architectural Review Committee. All subsequent additions to or changes or alterations in any building, fence, wall or other structure, including exterior color scheme, and all changes in the grade, lighting or landscaping of any area in Sunset Vista, shall be subject to the prior written approval of the Architectural Review Committee. No changes or deviations in or from the plans and specifications once approved by the Architectural Review Committee shall be made without the prior written approval of the Architectural Review Committee. Once construction of an improvement has been commenced on the Property, Owner shall diligently pursue completion of such improvement in accordance with approved plans. The Declarant shall be exempt from the requirements of this Subparagraph and therefore all improvements, alterations, repairs, excavation, grading, lighting, landscaping or other work performed, constructed or installed by the Declarant shall be deemed approved by the Architectural Review Committee.

4.1.2 Animals. Except as otherwise expressly permitted in an applicable Declaration of Annexation, no animals, birds, fowl or livestock, other than a reasonable number of generally recognized house or yard pets, shall be maintained on any Lot or other area in Sunset Vista and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. All pets must be kept in a fenced yard or on a leash at all times. No animal, bird, fowl, poultry or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other Owners. It shall be the responsibility of each Owner to remove immediately any droppings from pets. No structure for the care, housing or confinement of any animal, bird, fowl or livestock shall be maintained so as to be Visible From Neighboring Property, unless otherwise approved by the Architectural Review Committee. Upon the written request of any Member or

Resident, the Architectural Review Committee shall conclusively determine, at its sole and absolute discretion, whether, for the purposes of this Subparagraph, a particular animal or bird is a generally recognized house or yard pet, whether such pet is a problem or nuisance or whether the number of animals or birds on any such property is reasonable. Any decision rendered by the Architectural Review Committee shall be enforceable in the same manner as other restrictions contained herein.

4.1.3 Temporary Occupancy and Temporary Buildings. No trailer, incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings or structures may be used on any property for construction, repair or sales purposes, with the prior written approval of the Architectural Review Committee and for the time period approved by the Architectural Review Committee.

4.1.4 Maintenance of Landscaping and Driveways. Unless otherwise provided in a recorded instrument approved by Declarant or the Association, each Owner shall be responsible for the proper maintenance of all landscaping in the following locations: (i) his Lot (including set back areas and Common Areas located thereon); (ii) public right-of-way areas between sidewalks (or bike paths or trails) and the street curb on the front or side of his Lot; (iii) public areas between a sidewalk and the Lot boundary; (iv) portions of Common Area adjacent to the Owner's Lot and which lie on the Lot's side of a wall erected on the Common Area; and (v) other public or easement areas adjacent to his Lot. However, in the event the maintenance of the above areas is the responsibility of the Association, a utility, or a governmental or similar authority, then the Owners shall be responsible for such maintenance only for so long as such other entities are not performing such maintenance. As used herein maintenance shall include, but not be limited to, keeping the areas neatly trimmed, cultivated and free from trash, weeds and unsightly material. Each Owner will be required to comply with Architectural Guidelines for landscaping and approved plant palette established by the Architectural Review Committee, including, but not limited to, specific plant selections and the timing of landscape installation. Each Owner shall also maintain in good condition and repair all paved and concrete areas, including driveways, roadways, sidewalks and parking areas, located on his Lot.

4.1.5 Nuisances; Construction Activities. No weeds, dead trees or plants, rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot or other area in Sunset Vista, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the occupants of such other property. No other nuisance shall be permitted to exist or operate upon any Lot or other area in Sunset Vista. The Architectural Review Committee shall have the exclusive right to determine the existence of any nuisance. Without limiting the generality of any of the foregoing provisions and except as otherwise permitted herein or in any recorded Declaration of Annexation, no exterior speakers, horns, whistles, firecrackers, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property. Normal construction activities and parking in connection with the building of improvements in Sunset Vista shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials will be piled only in such areas as may

be approved by the Architectural Review Committee. An Owner shall be responsible for and shall promptly perform all on-site and construction cleanup occasioned by his contractors or subcontractors. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the Architectural Review Committee, which may also require screening of the storage areas. It is acknowledged that normal construction activities may be noisy and may require the use of exterior speakers.

4.1.6 Diseases and Insects. No Owner shall permit any thing or condition to exist upon any Lot or other area which shall induce, breed or harbor diseases or insects.

4.1.7 Repair of Building. No building or structure on any area in Sunset Vista shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, then, subject to the approvals required by Subparagraph 4.1.1 above, such building or structure shall be promptly repaired, rebuilt or demolished. In the event an Owner fails to comply with this provision, the Board may give notice to the offending Owner, and may then proceed to repair the building or improvement and charge the Owner therefore as permitted in Paragraph 10.2.

4.1.8 Exterior Accessories. No antenna, satellite receiving station or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any Common Area. The location of an antenna or other device for the transmission or reception of television or radio signals or any form of electromagnetic radiation, including without limitation, satellite or microwave dishes within a Dwelling Unit, shall be governed by Section 207 of the Telecommunications Act of 1996, as the same may be amended from time to time, provided however, that in all instances, the placement of such devices shall be made in the least visible and conspicuous manner possible without interfering with the viewer's ability to receive signals, and as approved by the Architectural Review Committee. The Architectural Review Committee may permit one or more aerial satellite dishes or satellite communication systems, and/or other apparatus and equipment for an antenna or cable system for the benefit of all or portions of Sunset Vista. No basketball backboards or flagpoles shall be installed so as to be Visible From Neighboring Property, unless approved by the Architectural Review Committee.

4.1.9 Mineral Exploration. No area in Sunset Vista shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth or any earth substance of any kind, except for grading and excavation work and the removal of fill material including but without limitation, gravel rock and sand, in connection with the construction of Dwelling Units, buildings, structures or other Improvements which have been approved in writing by the Architectural Review Committee.

4.1.10 Trash Containers and Collection. No garbage or trash shall be placed or kept on any Lot or other area in Sunset Vista except in covered containers of a type, size and style which are approved by the Architectural Review Committee. Unless otherwise approved by the Architectural Review Committee, such containers shall be maintained and stored so as to not be Visible From Neighboring Property except to make the same available for collection. All rubbish,

trash and garbage shall be removed from the Lots and other areas in Sunset Vista and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained in Sunset Vista.

4.1.11 Clothes Drying Facilities. No outside clotheslines or other outside facilities for drying or airing clothes shall be placed or maintained in Sunset Vista unless they are not Visible From Neighboring Property.

4.1.12 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated or maintained in Sunset Vista except (i) such machinery or equipment as is usual and customary in connection with the use, maintenance or construction (during the period of construction) of an approved building, appurtenant structures, or other improvements; or (ii) that which Declarant or the Association may require for the operation and maintenance of Sunset Vista. Solar energy devices may not be Visible From Neighboring Property and must be approved by the Architectural Review Committee prior to installation.

4.1.13 Signs. No signs whatsoever (including, but not limited to, commercial, political and similar signs) which are Visible From Neighboring Property shall be erected or maintained in Sunset Vista except:

(a) Signs required by legal proceedings.

(b) Not more than two (2) identification signs for individual detached residences, each with a face area of seventy-two (72) square inches or less and not more than one (1) identification sign with a face area of seventy-two (72) square inches or less for each attached residences.

(c) Such other signs (including, but not limited to, "for sale" and "for lease" signs, construction job identification signs, builders signs, directional signs and subdivision identification signs) which are in conformance with the requirements of the Town of Buckeye and which have been approved in writing by the Architectural Review Committee or the Declarant as to size, colors, design, message content and location.

4.1.14 Restriction on Further Subdivision, Property Restrictions and Rezoning. No Lot shall be further subdivided or separated into smaller Lots by any Owner, and no portion less than all of any such Lot, nor any easement or other interest therein, shall be conveyed or transferred by any Owner, without the prior written approval of the Declarant or the Architectural Review Committee. All leases shall be in writing with a copy of the lease provided to the Association. No leases of a Lot shall be for a period of less than thirty (30) days. This provision shall not in any way limit Declarant from subdividing or separating into Lots any property at any time owned by Declarant. Unless otherwise approved by the Declarant, no buildings or other permanent structures shall be constructed on any Annexable Property until a declaration of annexation has been recorded on such property. No subdivision plat, declaration of annexation or further covenants, conditions, restrictions or easements shall be recorded by any Owner or other person against any property in Sunset Vista unless the provisions thereof have first been approved in writing by the Declarant or the Architectural Review Committee and any plan, declaration of annexation or other covenants, conditions, restrictions or easements recorded without such approval being evidenced thereon shall

be null and void. No application for rezoning of any Lot, and no applications for variances or use permits shall be filed with any governmental authority unless the proposed use of the property has been approved by the Declarant or the Architectural Review Committee and the proposed use otherwise complies with this Declaration, any applicable declaration of annexation and the general plan of development for Sunset Vista.

4.1.15 Utility Easements. There is hereby created a blanket easement upon, across, over and under the Lots and Common Area within Sunset Vista for ingress to, egress from, and the installation, replacing, repairing and maintaining of, all utility and service lines and systems, including, but not limited to, water, sewers, gas, telephones, electricity, television cable or communication lines and other systems as such utilities are installed in connection with the initial development of Sunset Vista. Pursuant to this easement, a providing utility or service company may install or maintain facilities or equipment on the property and affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of buildings on the property. Notwithstanding the foregoing, Declarant shall have the right to require that a providing utility or service company enter into specific easement agreements, on terms and conditions satisfactory to Declarant whereby this blanket easement is superceded with respect to the utility or service company in question, and a specific, designated easement area is established pursuant to the easement agreement. Notwithstanding anything to the contrary contained in this Subparagraph, no sewers, electrical lines, water lines, or other utilities or service lines may be installed or relocated on any area in Sunset Vista except as initially programmed and approved by the Declarant or the Architectural Review Committee, or, if installed after recordation of the Declaration of Annexation, as approved by the Owner and the Architectural Review Committee.

4.1.16 Party Walls. Except as hereinafter provided, the rights and duties of Owners of contiguous properties which have Party Walls shall be as follows:

(a) Each Owner shall have the right to use the Party Wall, provided that such use does not interfere with the other Owner's use and enjoyment thereof.

(b) If a Party Wall is damaged or destroyed through the act or failure to act of an Owner or any of his tenants, agents, guests or members of his family (whether or not such act is negligent or otherwise culpable), it shall be the obligation of such Owner to promptly rebuild and repair the Party Wall without cost to the Owner of the adjoining property.

(c) In the event any Party Wall is destroyed or damaged (including deterioration from ordinary wear and tear and lapse of time), other than by the act or failure to act of an adjoining Owner, his tenants, agents, guests or family, it shall be the obligation of all Owners whose properties adjoin such Party Wall to rebuild and repair such Wall at their joint expense, such expense to be allocated among the Owners in accordance with the frontage of their respective properties on the damaged or destroyed Party Wall.

(d) In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a Party Wall, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to the Board, the decision of which shall be binding. Notwithstanding any such decision, an Owner may seek indemnity from any party causing the

damage.

(e) Notwithstanding the foregoing and unless otherwise indicated in an applicable Declaration of Annexation or other recorded document, in the case of Party Walls (1) between Common Areas and Lots, or (2) constructed by the Declarant or the Association on Common Areas within a Lot, the Association shall be responsible for all maintenance thereof, subject to the provisions of Paragraphs 10.2 and 10.3; except that each Owner of a Lot shall remain responsible for painting and maintaining the surface of the portion of the Party Wall facing his Lot and/or the portion of the Party Wall which is not a portion of the Common Area, and except that an adjoining Owner shall reimburse the Association for one-half (½) of the costs incurred by the Association for any structural repair of the Party Wall located on that Owner's property.

4.1.17 Perimeter Walls. Perimeter walls and other fencing shall be constructed in accordance with Architectural Guidelines to be promulgated by the Architectural Review Committee. All fences adjoining the Common Areas, public rights-of-way, parks, washes or drainage ways shall be constructed and maintained in accordance with specifications established by the Architectural Review Committee for the purpose of preserving and protecting the views from adjoining properties and shall be maintained by the Association which maintains the adjoining property except that each Owner shall remain responsible for painting and maintaining the surface of the portion of the perimeter wall facing his Lot and except that the Owner shall reimburse the Association for one-half (½) of the costs of any structural repair of that portion of the perimeter wall located on that Owner's property or on or near that Owner's property boundary. The Board shall have sole discretion with respect to the maintenance of the exterior surface facing the perimeter streets and the structural repair of the perimeter walls. The Association shall be responsible for the maintenance of all landscaping immediately outside the perimeter walls and fences and adjoining the arterial right-of-way, except any maintenance assumed by the Town of Buckeye, or by the Owner of the adjoining Lot.

4.1.18 Utility Service. No lines, wires or other devices for the communication or transmission of electric current or power, including telephone, television and radio signals, shall be erected, placed or maintained anywhere in Sunset Vista unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures, except for boxes on the ground for electrical or communication connections, junctions, transformers and other apparatus customarily used in connection with such underground lines, wires and other devices. Notwithstanding the foregoing, no above-ground electrical apparatus shall be installed without the approval of the Declarant or the Architectural Review Committee. All lines for the transmission of water and sewage shall also be installed and maintained underground or concealed in, on or under structures approved by the Architectural Review Committee. The installation and location of all utility lines and equipment must be approved in advance by the Declarant or the Architectural Review Committee. Temporary above-ground power or telephone structures and water lines incident to construction activities, shall be permitted with the prior written approval of the Architectural Review Committee.

4.1.19 Overhead Encroachments. No tree, shrub or planting of any kind on any Lot or other area shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bike path, pedestrian way or other area from ground level to a height of eight (8) feet without the prior

written approval of the Architectural Review Committee.

4.1.20 Motor Vehicles; Trucks, Trailers, Campers and Boats. No motor vehicle (classed by manufacturer rating as exceeding 1-ton), mobile home, motor home, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked or stored on any area in Sunset Vista so as to be Visible From Neighboring Property, Common Area or street; provided, however, this provision shall not apply to (i) vehicles of 1-ton capacity or less (but not including Dooley-type or cab-chassis trucks) and which are used for daily transportation by one of the Residents of the Lot and do not exceed seven (7) feet in height and eighteen (18) feet in length; or (ii) temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction of any improvement approved by the Architectural Review Committee; or (iii) boats and vehicles parked in garages so long as such vehicles are in good operating condition and appearance and are not under repair and the garage door can be fully closed concealing such boats and vehicles.

4.1.21 Street Parking Prohibited. Except for emergency vehicle repairs, no automobile, motorcycle, truck, mobile home, travel trailer, tent trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot or any portion of the Property or any street adjacent to any Lot or any portion of the Property, and no inoperable vehicle may be stored or parked so as to be Visible From Neighboring Property or to be visible from Common Areas or streets. No automobile, motorcycle or other motor vehicle shall be parked on any road or street in the Property, except for motor vehicles of guests of Owners which may be parked on a road or street for a period of not more than forty-eight (48) hours during any seven-day period.

4.1.22 Towing of Vehicles. The Board of the Association shall have the right to have any truck, mobile home, travel trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or similar equipment or vehicle or any automobile, motorcycle, motor bike, or other motor vehicle which is parked, kept, maintained, constructed, reconstructed, or repaired in violation of this Declaration towed away at the sole cost and expense of the owner of the vehicle or equipment. Any expense incurred by the Association in connection with the towing of any vehicle or equipment shall be paid to the Association upon demand by the owner of the vehicle or equipment. If the vehicle or equipment is owned by an Owner, any amounts payable to the Association shall be secured by an assessment lien and the Association may enforce collection of such amounts in the same manner provided for in this Declaration for the collection of assessments. Notwithstanding anything contained herein to the contrary, the Sunset Vista Rules may permit temporary parking on streets or other Sunset Vista areas for public or private social events or other permitted activities.

4.1.23 Roofs. No solar panel, air conditioning unit, evaporative cooler or other apparatus, structure or object shall be placed on the roof of a Dwelling Unit without the prior written consent of the Architectural Review Committee. Any solar panel approved by the Architectural Review Committee for placement on a roof must be flush mounted if Visible From Neighboring Property.

4.1.24 Window Treatments. Within one hundred and twenty (120) days of occupancy, each Owner of a Dwelling Unit shall install permanent draperies or suitable window

treatments on all windows Visible From Neighboring Property. In no event shall windows be covered with paper, aluminum foil, bed sheets or any other materials or temporary coverings not specifically intended for such purpose. No interior or exterior reflective material shall be used as a window covering unless such material has been approved by the Architectural Review Committee. Further, no metal or rigid plastic awnings of any nature whatsoever shall be permitted to be placed or installed on or attached to the outside of any building or elsewhere on a Lot, except as has been approved by the Architectural Review Committee.

4.1.25 Drainage. No Owner or Resident shall interfere with or obstruct the drainage pattern over his Lot from or to any other Lot as that pattern may be established or altered by the Declarant or other developer.

4.1.26 Garage Openings. No garage door shall remain open except when necessary for access to and from the garage or unless working in the vicinity of the garage. No parking area or garage shall be used to store junk or other unsightly material.

4.1.27 Right of Entry. During reasonable hours and upon reasonable notice to the Owner or other occupant of a Lot, any member of the Architectural Review Committee, any member of the Board or any authorized representative of either of them, shall have the right to enter upon and inspect any Lot or other area, and the improvements constructed or being constructed thereon (except for the interior portions of any completed and occupied Dwelling Unit), to determine compliance with this Declaration, the Architectural Guidelines, or any approval stipulations issued by the Architectural Review Committee or to perform repairs and maintenance as provided in Paragraph 10.3, and such persons shall not be deemed guilty of trespass by reason of such entry. In addition, the Association shall have an easement and right of entry upon any Lot or other area at any time or times without notice in order to perform emergency repairs.

4.1.28 Declarant's Exemption. Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant or by other developers or their duly authorized agents of structures, improvements or signs necessary or convenient to the development or sale of property within Sunset Vista if those structures, improvements or signs have been approved by the Declarant or the Architectural Review Committee.

4.1.29 Health, Safety and Welfare. In the event additional uses, activities and facilities are deemed by the Architectural Review Committee to be a nuisance or to adversely affect the health, safety or welfare of Owners or Residents, the Architectural Review Committee may make rules restricting or regulating their presence in Sunset Vista as part of the Architectural Guidelines.

4.1.30 Model Homes. The provisions of this Declaration and of Declaration of Annexation which prohibit nonresidential use of Lots and regulate parking of vehicles shall not prohibit the construction and maintenance of model homes and sales offices and parking areas incidental thereto by persons engaged in the construction or marketing of Dwelling Units in Sunset Vista, provided that the location and the opening and closing hours of such model homes are approved by the Declarant, and provided that the construction, operation and maintenance of such model homes otherwise comply with all of the provisions of this Declaration and with the ordinances and resolutions of the Town of Buckeye, or its successor. Any homes constructed as model homes

shall cease to be used as model homes at any time the Owner or builder thereof is not actively engaged in the construction and sale of Dwelling Units in Sunset Vista. No home shall be used as a model home for the sale of homes not located in Sunset Vista unless expressly permitted to do so in writing by the Declarant.

4.1.31 Leases. Any agreement for the lease of all or any portion of a Lot must be in writing and must be expressly subject to this Declaration, the Sunset Vista Rules, the Architectural Guidelines, the Articles and the Bylaws. Any violation of these documents shall be a default under the lease. An Owner shall notify the Association regarding the existence of all leases. The Owner shall remain liable for compliance with the Declaration, Articles, Bylaws, Sunset Vista Rules and Architectural Guidelines and shall be responsible for any violations thereof by his tenant or his tenant's family and guests. All notices shall be sent to the Owner.

4.1.32 Residential Use. Property within Sunset Vista may be used only for the construction and occupancy of detached residential Dwelling Units and typical residential activities incidental thereto, such as the construction and use of private swimming pools, together with common recreational facilities or other common areas or amenities, if any. All Lots shall be used, improved and devoted exclusively to residential uses and no occupation, business, profession, trade or other nonresidential use shall be conducted thereon, except that an Owner or Resident may conduct business activities on a Lot so long as (i) the business shall be carried on by a member or members of the family residing in the Dwelling Unit and no one other than the resident(s) of the Dwelling Unit shall be employed in the business at the Dwelling; (ii) the business shall clearly be incidental and secondary to the use of the Dwelling Unit for residential purposes and occupies no more than twenty-five percent (25%) of the usable area within the Dwelling Unit; (iii) operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling Unit and there are no exterior displays, signs, storage or other indication of the home office or variation from the residential character of the Dwelling Unit; (iv) the activity shall be limited to the hours between 7:00 A.M. and 9:00 P.M.; (v) the business activity conforms to all applicable zoning requirements; (vi) the business activity does not involve door-to-door solicitation of other Owners and Residents; (vii) the street address of the home office is not included in any off-site signs, advertising or printed materials; (viii) the business activity does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Residents and Owners, as may be determined in the sole discretion of the Board. The terms "business," "occupation," "profession" and "trade," as used in this Paragraph 4.1.32 shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Dwelling Unit shall not be considered a trade or business as defined herein. This restriction shall not apply to any activity conducted by the Declarant or other Developer with respect to its development and sale of property within Sunset Vista.

4.1.33 Tenants. The entire Dwelling Unit and Lot may be let to a tenant or lessee from time to time by the Owner, subject to the provisions of this Declaration, the Sunset Vista Rules, any applicable Architectural Guidelines and Declaration of Annexation.

4.2 Proximity to Property Not Included in Sunset Vista. The Owners of all Lots located on the perimeter of Sunset Vista, are hereby advised that their Lots are adjacent to or in close proximity to certain real property which, as of the date of this Declaration, is (i) not a part of the Sunset Vista subdivision or this Declaration; and (ii) could be rezoned and/or developed to uses other than its present use.

4.3 Proximity to Operating Railroad. The Owners of all Lots are hereby advised that their Lots are adjacent to or in proximity to the Union Pacific Railroad/Southern Pacific Railroad line which is an operating railroad located to the south, parallel to Baseline Road, approximately 1 mile away from the Property. Residents may experience noise, dust, fumes, odors or other effects of being in proximity to an operating rail line.

4.4 Presence of Naturally High Fluoride levels in Drinking Water. Owners are hereby notified that it has been determined that water in the Buckeye area has high levels of naturally occurring fluoride. As of the date of this Declaration, the Valencia Water Company is working to normalize fluoride levels in the water by late 2005. Residences in Sunset Vista have been provided with a reverse osmosis system. Residents concerned with the fluoride content in the water may direct any questions to the Valencia Water company or its successor.

4.5 Proximity to Wastewater Treatment Facilities. Owners are hereby notified that Sunset Vista is located within close proximity to a wastewater treatment facility. Residents may experience dust, fumes, odors, noise or other effects of the wastewater treatment facility.

4.6 Proximity to Irrigation Facilities; Flood Irrigation. Owners are hereby notified that, as of the date of this Declaration, Sunset Vista is surrounded by properties that employ flood irrigation techniques and the undeveloped portions of Sunset Vista itself will utilize flood irrigation techniques within the community. In addition, Owners are hereby notified that Sunset Vista is located within close proximity to the Buckeye Irrigation District Canal and the Roosevelt Irrigation District Canal and related facilities that are being used for agricultural water delivery purposes. Such flood irrigation can result in standing water which attracts insects and birds which may carry diseases that are harmful to humans and/or household pets. Further, the proximity of irrigation canals and laterals may pose an attractive nuisance with the potential risk of drowning to for children, pets and adults and further residents may be exposed to or experience odors, flies, mosquitoes and other insects, birds or other effects as may be generated by such irrigation facilities.

4.7 Proximity to Agricultural Uses. Owners are hereby notified that Sunset Vista is located within close proximity to undeveloped land that is being used for agricultural purposes. Activities that may be conducted in the area include, but are not limited to tilling, cultivation, irrigation, harvesting and other management of crop lands, aerial and ground application of agri-chemicals and fertilizers, raising, feeding, boarding and movement of livestock, and such other activities as are a part of or are related to such agricultural uses. Residents may experience dust, fumes, odors, pollen, flies, mosquitoes, noise or other effects as may be generated by such agricultural operations.

4.8 Proximity to Palo Verde Nuclear Generation Station. Owners are hereby notified that Sunset Vista is located approximately 15 miles east of Palo Verde Nuclear Generation Station a major nuclear power generation facility which could be of concern to some individuals. Owners and

Residents are advised to conduct their own investigation and research as to the potential risks or concerns regarding the proximity of that facility to the Property.

4.9 Proximity to Military Airport Over Flight Area. Owners are hereby notified that Sunset Vista is located in proximity to a major flight track for Luke Air Force Base and is likely to experience aircraft over flights which could generate noise levels that may be of concern to some individuals.

4.10 Proximity to Industrial Uses; Traffic. Owners are hereby notified that Sunset Vista is located along Rooks Road, a main thoroughfare that serves as a transportation corridor for industrial, warehouse and distribution facilities. Residents may experience heavy truck traffic and dust, fumes, odors, noise or other effects as may be generated by such distribution facilities.

4.11 Expansive Soils; Drainage. No structure, building, landscaping, fence, walls or other improvement shall be constructed, installed, placed, or maintain in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with drainage plans for the Property or any part thereof, or for any Lot as shown on the drainage plans on file with the County or municipality in which the Property is located. Saturated soils can expand and cause concrete damage that may not be covered by warranties. Any changes to the Lot from the grading shown on the original grading and drainage plans or installation of watering facilities within three feet from concrete may result in concrete shifting or cracking that will be the responsibility of the Lot Owner.

4.12 Variances. The Board or Architectural Review Committee may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in Article IV of this Declaration or in any declaration of annexation if the Board or Architectural Review Committee determines in its discretion (a) either (i) that a restriction would create an unreasonable hardship or burden on an Owner or (ii) that a change of circumstances since the recordation of this Declaration has rendered such restriction obsolete, and (b) that the activity permitted under the variance will not have any substantial adverse effect on the Owners and Residents of Sunset Vista and is consistent with the high quality of life intended for Residents of Sunset Vista. The request for a variance must be made in writing and must be accompanied by adequate supporting documentation.

ARTICLE V

ORGANIZATION OF ASSOCIATION

5.1 Formation of Association. The Association shall be a non-profit Arizona corporation. Upon incorporation, the Association shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws and this Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

5.2 Board of Directors and Officers. The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and

the Bylaws as the same may be amended from time to time. The Board may also appoint various committees and appoint a Manager who shall, subject to the direction of the Board, be responsible for the day-to-day operation of the Association. The Board shall determine the compensation to be paid to the Manager and any employees of the Association. The Board's responsibilities shall include, but not be limited to, the following:

- (a) administration, including administrative support as required for the Architectural Review Committee;
- (b) preparing and administering an operational budget;
- (c) establishing and administering an adequate reserve fund;
- (d) scheduling and conducting the annual meeting and other meetings of the Members;
- (e) collecting and enforcing the assessments;
- (f) accounting functions and maintaining records;
- (g) promulgation and enforcement of the Sunset Vista Rules (but not the Architectural Guidelines);
- (h) maintenance of the Common Areas; and
- (i) all the other duties imposed upon the Board pursuant to this Declaration, the Bylaws, the Articles and the Sunset Vista Rules.

5.3 The Sunset Vista Rules and Architectural Guidelines. By a majority vote of the Board, the Association may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal rules and regulations to be known as the Sunset Vista Rules. The Sunset Vista Rules may restrict and govern the use of the Common Area by any Member or Resident, by the family of such Member, or by any invitee, licensee or tenant of such Member; provided, however, that the Sunset Vista Rules shall not discriminate among Members and shall not be inconsistent with this Declaration, the Articles and the Bylaws. In addition, from time to time and subject to the provisions of this Declaration, the Architectural Review Committee shall have the right to adopt, amend and repeal Architectural Guidelines; provided, however, that such rules and guidelines shall be fair and reasonable and shall be consistent with the provisions of this Declaration, the Articles and Bylaws. Upon adoption, the Sunset Vista Rules and/or Architectural Guidelines shall be enforceable in the same manner as this Declaration and shall have the same force and effect as if set forth in and a part of this Declaration. The Architectural Review Committee is specifically responsible for the administration and enforcement of the provisions of Article IV of this Declaration; the administration and enforcement of the guidelines promulgated by such Committee; and all other duties and obligations designated to such Committee by the Declaration, Articles, Bylaws and Sunset Vista Rules. Administrative support as required by the Architectural Review Committee shall be provided by the Board. Upon adoption, the Sunset Vista Rules and the

Architectural Guidelines shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any inconsistency between the rules and regulations adopted by the Board and the guidelines adopted by the Architectural Review Committee, the rules and regulations of the Board shall control. Copies of all Architectural Guidelines as adopted or amended shall be available for inspection at the office of the Association during reasonable business hours.

5.4 Personal Liability. No Board member, committee member (including, but not limited to, the Architectural Review Committee), officer or employee of the Association shall be personally liable to any Member or to any other person or entity, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence; provided, however, the limitations set forth in this Paragraph 5.4 shall not apply to any person who has failed to act in good faith or has engaged in willful or intentional misconduct. The Association shall indemnify its committee members, directors and officers when acting on behalf of the Association, to the full extent permitted by law, except for willful misconduct and bad faith acts or omissions.

ARTICLE VI

MEMBERSHIPS AND VOTING

6.1 Owners of Lots. Every Owner of a Lot, including Declarant or any Developer, which is subject to assessment shall be a Member of the Association. Each Member shall have one (1) Membership for each Lot.

6.2 Declarant. The Declarant or Developer shall be a Member of the Association for so long as the Declarant or Developer owns any land in Sunset Vista.

6.3 Voting. The Association shall have two (2) classes of voting Memberships:

Class A. Class A Memberships shall be all Memberships attributable to the Owner of a Lot ("Class A Member") excluding Declarant. A Class A Member shall be entitled to one (1) vote for each Class A Membership held by the Owner, subject to the authority of the Board to suspend the Class A Member's voting rights for violations of this Declaration as provided herein.

Class B. All of the Class B Memberships shall be held by the Declarant. For its Class B Memberships, Declarant shall have three (3) votes for every one Lot owned by Declarant. The Class B Memberships shall cease on the happening of the first of the following events:

(a) One Hundred and Twenty (120) days after the date when the total votes outstanding in the Class A Memberships equal the total votes outstanding in the Class B Memberships; or

(b) Seven (7) years from the date of the recording of this

Declaration; or

(c) When the Declarant notifies the Association in writing that it relinquishes its Class B Membership.

Upon the termination of the Class B Memberships as provided hereinabove, Declarant shall have one (1) vote for each Lot owned by Declarant.

6.4 Right to Vote. No change in the ownership of a Membership shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote of each such Membership must be cast as a unit; fractional votes shall not be allowed. In the event that a Membership is owned by more than one person or entity and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Membership, it will thereafter be conclusively presumed that he was acting with the authority and consent of all other Owners of the same Membership unless objection thereto is made to the Board, in writing at or prior to the time the vote is cast. In the event more than one vote is cast for a particular Membership, all said votes shall be deemed void.

6.5 Membership Rights. Each Member shall have the rights, duties and obligations set forth in this Declaration and such other rights, duties and obligations as are set forth in the Articles, Bylaws, Sunset Vista Rules, and Architectural Guidelines as the same may be amended from time to time.

6.6 Transfer of Membership; Transfer Fee. The rights and obligations of the Owner of a Class A Membership in the Association shall not be assigned, transferred, pledged, designated, conveyed or alienated in any way except upon transfer of ownership to an Owner's Lot and then only to the transferee thereof. There will be a resale disclosure package fee to be determined by the Board. A transfer of ownership of a Lot may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record or such other legal process as permitted by Arizona law. Any attempt to make a prohibited transfer shall be void. Any transfer of ownership of a Lot shall automatically transfer the Membership(s) appurtenant to said Lot to the new Owner. Upon the transfer of ownership of any Lot (excluding the initial sale by the Declarant), the Board, in its discretion, may assess a reasonable transfer fee to cover administrative costs associated with said transfer of ownership.

ARTICLE VII

COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

7.1 Creation of Lien and Personal Obligation for Assessments and Maintenance Charges. The Declarant, for all Property which is subject to the Declaration, hereby covenants and agrees, and each Owner by acceptance of a deed therefor (whether or not it shall be so expressed in such deed) is deemed to covenant and agree, to accept and be subject to mandatory Membership in the Association, and to pay to the Association the following: (1) Annual Assessments, (2) Special

Assessments, (3) Maintenance Charges, (4) Special Use Fees and (5) Remedial Assessments incurred by the Owner or any Resident occupying the Owner's Lot or any portion thereof. The Annual Assessments, Special Assessments, Maintenance Charge, Special Use Fees and other fees, fines and charges which are the obligation of an Owner hereunder, together with interest, costs, collection agency fees, and reasonable attorneys' fees of the Association incurred in connection with the enforcement and collection thereof or in otherwise enforcing this Declaration, shall be a charge and continuing servitude and lien upon the Lot against which each such Annual or Special Assessment, Maintenance Charge, Special Use Fee or Remedial Assessment or other charge is made. In addition, each Annual or Special Assessment, Maintenance Charge, Special Use Fee, Remedial Assessment or other charge shall be the personal obligation of the Owner of such Lot at the time when such payment becomes due and payable. The Annual and Special Assessments against each Lot shall be based on the number of Memberships appurtenant to the Lot. The personal obligation for delinquent Assessments and other charges shall not pass to the successors in title of the Owner unless expressly assumed by them; however, the Lot shall remain subject to the lien of the delinquent Assessment except as provided in Paragraph 8.3 below. No Assessments may be charged against any Lot which is not covered by this Declaration or a declaration of annexation recorded pursuant to this Declaration. No Owner may waive or otherwise exempt himself from liability for the Assessments by nonuse of Common Areas or abandonment of his Lot. The obligation to pay Assessments is a separate and independent covenant on the part of each Owner. No diminution, abatement or set-off shall be allowed by reason of any action or failure to act of the Board or Association.

7.2 Annual Assessments. In order to provide for the uses and purposes specified in Article IX hereof, including the establishment of replacement and maintenance reserves, in each year, commencing with the first Assessment Period, the Board shall prepare and adopt a budget and shall assess against all Property an Annual Assessment. Subject to the provisions of Paragraph 7.4 hereof, the amount of the Annual Assessment shall be in the sole discretion of the Board, but shall be determined with the objective of fulfilling the Association's obligations under this Declaration, to promote the recreation, health, safety and welfare of the Owners, to enhance the quality of life within the Property, to preserve the value of the Property, to pay the costs of administration of the Association and the maintenance of the Common Areas and Additional Maintenance Areas which are for the general benefit of all Lots and to otherwise further the interest of the Association as the Board deems appropriate as well as providing for the uses and purposes specified in Article IX.

7.3 Uniform Rate of Annual Assessment. The amount of any Annual or Special Assessment against each Lot shall be fixed at an equal amount.

7.4 Maximum Annual Assessment. The Annual Assessment to be established by the Board may not exceed a certain amount, hereinafter referred to as the "Maximum Annual Assessment," which Maximum Annual Assessment shall be determined and shall vary in accordance with the following provisions:

(a) Until January 1, 2005, the Maximum Annual Assessment against each Owner shall be FOUR HUNDRED FORTY-FOUR and No/100 Dollars (\$444.00) per each Class A Membership, which amount may be collected in monthly, quarterly or semi-annual installments as determined by the Board.

(b) From and after January 1, 2005, the Maximum Annual Assessment may be increased effective January 1 of each year without a vote of the Membership by a maximum of twenty percent (20%) of the Maximum Annual Assessment for the previous year or the maximum amount allowed by Arizona law, whichever is greater.

(c) From and after January 1, 2005, the Maximum Annual Assessment may be increased above the Maximum Annual Assessment otherwise determined under Subparagraph (b) above by a vote of two-thirds (2/3) of each class of Members who are voting in person or by proxy at a meeting duly called for such purpose.

(d) Notwithstanding the foregoing limitations described in (a), (b) and (c) above, in the Board's discretion, the Maximum Annual Assessment may be increased as required by increased utility and water costs charged to the Association without a vote of the Owners.

7.5 Special Assessments for Capital Improvements and Extraordinary Expenses. In addition to the Annual Assessments authorized above, the Association may levy a Special Assessment for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, or for the purpose of defraying other extraordinary expenses, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for such purpose. The provisions of this Paragraph are not intended to preclude or limit the assessment, collection or use of Annual Assessments for the aforesaid purposes.

7.6 Rate of Assessment. Subject to Paragraph 7.4 hereof and this Paragraph 7.6, the amount of the Annual Assessments and Special Assessments shall be fixed by the Board, in its sole discretion.

(a) Except as set forth herein below, both annual and special assessments must be fixed at a uniform rate for all Lots within the Property and may be collected on a monthly basis.

(b) Notwithstanding anything contained herein to the contrary, Declarant and any Developer shall pay only twenty-five percent (25%) of the Annual Assessments for each Lot owned by the Declarant or Developer which is within the Covered until the earlier of:

(i) the initial conveyance of the respective Lot to a different Owner other than a Developer; or

(ii) completion and occupancy of a dwelling unit.

(c) Notwithstanding anything contained herein to the contrary, during any period when Declarant or Developer is paying reduced Assessments pursuant to this Paragraph, Declarant and Developer shall contribute to the Association such funds as may be required from time to time to meet any budget deficit which results from Declarant and Developer having paid such reduced Assessments pursuant to this Paragraph. Declarant and Developer may contribute in-kind materials or services which have a value which is not less than any amount owed by the Declarant or

Developer to the Association in lieu of payments of its reduced Assessments or funding of any Association budget deficit; provided, however, in no event shall Declarant or Developer be obligated to fund any budget deficit which exceeds the total amount which Declarant or Developer would have paid in absence of this Paragraph 7.6 with respect to the Lots owned by Declarant or Developer, respectively.

7.7 Notice and Quorum for any Action Authorized Under Paragraphs 7.4 and 7.5. Written notice of any meeting called for the purpose of taking any action authorized under Paragraphs 7.4 and 7.5 shall be sent to all Members no less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of all the votes (exclusive of suspended voting rights) of each class of Membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

7.8 Establishment of Assessment Period. The period for which the Annual Assessment is to be levied (the "Assessment Period") shall be the calendar year, except that the first Assessment Period shall commence (a) upon the recording of the Declaration; or (b) upon such later date as the Board shall determine and shall terminate on December 31 of such year. Assessments with respect to a Lot shall be prorated as of the date of such initial conveyance. The Board in its sole discretion from time to time may change the Assessment Period by recording with the County Recorder of Maricopa County, Arizona, an instrument specifying the new Assessment Period.

7.9 Billing and Collection Procedures. The Board shall have the right to adopt procedures for the purpose of making, billing and collecting the Assessments, provided that said procedures are not inconsistent with the provisions hereof. Annual Assessments may be collected on a monthly, quarterly or annual basis as determined by the Board and Special Assessments may be collected as specified by the Board unless otherwise determined by the resolution of the Members of the Association approving the Special Assessment. The failure of the Association to send a bill to a Member shall not relieve any Member of his liability for any Assessment or charge under this Declaration, but the Assessment Lien therefor shall not be foreclosed or otherwise enforced until the Member has been given not less than fifteen (15) days' written notice prior to such foreclosure or enforcement, at the address of the Member on the records of the Association, that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after the delinquency of such payment. Each Member shall be obligated to inform the Association in writing of any change of address. The Association shall be under no duty to refund any payments received by it even though the ownership of a Membership changes during an Assessment Period; successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners. In case the Owner of a Membership becomes liable for payment of an increased sum pursuant to Paragraph 7.3 during the Assessment Period, he shall notify the Association, but his failure to notify the Association shall not relieve him of the liability for such amounts. The amount of the Annual Assessments against Members who become such during an Assessment Period due to the recordation of a Declaration of Annexation shall be prorated and such new Member shall not be liable for any previously levied Special Assessments. Notwithstanding

anything contained herein to the contrary, first Mortgagees are under no obligation to collect assessments on behalf of the Association.

7.10 Collection Costs and Interest on Delinquent Assessments. Any Assessment or installment thereof not paid when due shall be deemed delinquent and shall bear interest beginning fifteen (15) days from the due date until paid at a rate equal to the greater of (a) twelve percent (12%) per annum, or (b) the rate set by the Board, and the Member shall be liable for all costs, including attorneys' fees, which may be incurred by the Association in collecting the same. In addition, the Board may charge a late fee for all delinquent payments. The Board may also record a Notice of Delinquent Assessment against any Lot as to which an Assessment is delinquent and constitutes a lien and may establish a fixed fee to reimburse the Association for the Association's cost in recording such Notice, processing the delinquency and recording a notice of payment, which fixed fee shall be treated as a collection cost of the Association secured by the Assessment Lien. The Association shall not be obligated to release any notice recorded pursuant to this Paragraph until all Delinquent Assessments, interest and collection costs have been paid in full, whether or not all of such amounts are set forth in the Notice of Delinquent Assessment.

7.11 Evidence of Payment of Assessments. Upon receipt of a written request, and within a reasonable period of time thereafter, the Association shall issue to the requesting party a written certificate stating (a) that all Annual and Special Assessments, Maintenance Charges, Special Use Fees and Remedial Assessments (including interest, costs and attorneys' fees, if any, as provided in Paragraph 7.10 above) have been paid with respect to any specified Lot as of the date set forth in such certificate, or (b) if such have not been paid, the amounts due and payable as of such date. The Association may make a reasonable charge for the issuance of such certificate. Any such certificate shall be conclusive and binding with respect to any matter therein stated as against any bona fide purchaser of, or lender on, the Lot in question.

7.12 Remedial Assessments. Pursuant to this Declaration, the Board may levy an assessment against any Lot to reimburse the Association for costs incurred in bringing such Lot and its Owners into compliance with the provisions of this Declaration or the Association Rules. Remedial Assessments shall be due ten (10) days after the Board gives written notice thereof to the Owner subject thereto. The provisions of the Paragraph titled "Notice and Quorum for any Action Authorized Under Paragraphs 7.4 and 7.5" of this Article with respect to approval of Special Assessments shall not apply in the case of Remedial Assessments.

7.13 Water Fees and Charges. The Property is located within the Central Arizona Groundwater Replenishment District (CAGRD), an operating subdivision of the Central Arizona Water Conservation District (CAWCD). To the extent the CAWCD or the CAGRD impose liens taxes or special assessments against any Lot or Common Area within the Property and such taxes or assessments are billed to the Association as Agent for each individual owner, the Association shall collect such fees, charges, taxes or assessments and pay those to the appropriate taxing authority on behalf of the Association and any individual Owner and such amounts shall be included as a part of the Annual Assessments. Failure by any Owner to pay any such water-related fees, charges, taxes or assessments shall constitute a default of payment of any Assessment and shall be subject to liens and enforcement as provided in Article V of the Declaration.

7.14 Capital Reserve Fund. To assist the Association in establishing adequate funds to meet its Capital Expenses, for so long as there is a Class B membership, each Purchaser of a Lot, other than Declarant or Developer, shall pay to the Association immediately upon becoming the Owner of the Lot, one sixth (1/6) of the then current Annual Assessment for the Lot (the Initial Capital Reserve Fee). Funds paid to the Association pursuant to this Section 7.15 of the Declaration are to be used by the Association for payment of establishing reserves; provided, such funds may only be used to establish a replacement and repair reserve account or to apply towards repair and reconstruction of Improvements owned or maintained by the Association which meet the requirements of the previous Subsection. Payments made pursuant to this Section of the Declaration shall be nonrefundable and shall not be considered as an advance payment of any other Assessments levied by the Association pursuant to this Declaration. When there is no longer a Class B membership, the Board shall have the right, by an affirmative vote of the majority of the members of the Board, and based upon the Board's analysis of replacement and repair reserves, to permanently or temporarily cease assessing the Initial Capital Reserve Fee, and having ceased to assess the Initial Capital Reserve Fee, the Board shall have the right to reinstate assessment of such fee at any time thereafter, it being the intent that the Board shall have the right to begin or cease assessment of the Initial Capital Reserve Fee against any resale lot as the Board deems appropriate from time to time.

7.15 Declarant's Reserve Contribution. Based on the annual operating budget of the Association whereby such annual operating budget provides for Reserves funding by each Lot Owner's proportional share of the annual operating budget of the Association, the Declarant or Developer shall be obligated to pay its proportional share of the annual operating budget Reserves contribution. As long as Declarant or Developer has paid its proportional share of the Capital Reserve as stated in this section, Declarant or Developer shall not be liable for any past or future Capital Reserve contributions.

7.16 Reserve Study. The Board shall periodically obtain a Reserve Analysis and updates to assist the Board in determining an appropriate amount for repair and replacement reserves for the Association; provided, however (i) the results of any such analyses and reports shall be advisory only and the Board shall have the right to provide for reserves which are greater or less than those shown in the analysis; and (ii) in establishing replacement and repair reserves for the Association, in addition to the recommendations of any such analyses or reports and other relevant factors, the Board may take into account (a) the past incidences of required repairs at the Property; and (b) projected funds available to the Association pursuant to the Capital Reserve Fee paid pursuant to Subsection 7.14 herein above of this Declaration. Such Reserve Study shall use the Capital Reserve definition herein above to establish the Capital Assets owned, repaired, or maintained by the Association. A new Reserve Analysis shall be performed no less than every five (5) years by a third party independent from the Declarant, if Class B membership still exists, Association Board or Managing Agent.

7.17 Annual Review of Reserve Fund. Each and every year, other than the first year, the Board shall cause management to provide a Reserve Study of the current Capital Reserve ("Reserve Study") to be available sixty (60) days prior to a year-end in which the analysis is performed. The study shall take into consideration the total cash on hand anticipated in the Capital Reserve fund by year end and the anticipated Capital Reserve expenditures for the next fiscal year and make recommendations to the Board to increase or decrease the next fiscal year annual Capital Reserve

contribution. In addition, and prior to such recommendation by management, management shall also review the thirty (30) year cash flow reserve as established by Subsection 7.18 herein below of this Declaration, and recommend adjustment, if any, to the then current cash flow reserve projections. The results and recommendations of any such Reserve Study shall be advisory only, and the Board shall have the right to accept, reject, or adjust the Reserve Study projection for the next fiscal year in its sole discretion. Each Reserve Study shall be completed no less than sixty (60) days prior to the next fiscal year of the Association.

7.18 Cash Flow Reserve. For the purpose of establishing a Capital Reserve fund for the repair, replacement, and maintenance of the Association Capital Assets as defined herein above, the Declarant, for the benefit of the Association and its members, shall maintain a reasonable Capital Reserve fund using a "cash flow method" calculation and not a "fully funded method". The initial cash flow projections shall take into consideration cash on hand, Capital Reserve Fund contributions, and annual Reserve contributions from Declarant, Developers and Owners. The cash flow Capital Reserve shall be calculated using the following "threshold:" the threshold is hereby established as the minimum reserves to be on hand at the end of the year in which the highest expenses occur in any one given year over the thirty (30) year projection, at twenty five percent (25%) of the fully funded Capital Reserve for that particular year. However, under no circumstances shall the cash flow in any other year be less than 100% of the required funds necessary for a particular year's Capital Reserve expenditures.

7.19 Developer Not Subject to Initial Capital Reserve Fee. Notwithstanding anything herein contained to the contrary, Developers that purchase one or more Lots from the Declarant shall not be subject to the Initial Capital Reserve Fee, provided that upon the sale of a Lot owned by the Developer to an Owner, who is not a Developer, for residential purposes, the purchasing Owner shall be obligated under Section 7.14 as if the Owner was purchasing Lots from Declarant.

ARTICLE VIII

ENFORCEMENT OF PAYMENT OF ASSESSMENTS AND ASSESSMENT LIEN

8.1 Association as Enforcing Body. As provided in Paragraph 12.2, the Declarant, the Association, the Architectural Review Committee and the Members shall have the right to enforce the provisions of this Declaration.

8.2 Association's Remedies to Enforce Payment of Assessments. If any Member fails to pay the Annual or Special Assessments, Maintenance Charges, Special Use Fees, Remedial Assessments or other charges when due, the Association may enforce the payment thereof by taking either or both of the following actions, concurrently or separately (and by exercising either of the remedies hereinafter set forth, the Association does not prejudice or waive its right to exercise the other remedy):

(a) Bring an action at law and recover judgment against the Member personally obligated to pay the Annual, Special or Remedial Assessments, Special Use Fee or Maintenance Charges;

(b) Foreclose the Assessment Lien against the Lot in accordance with the then prevailing Arizona law relating to the foreclosure of realty mortgages (including the right to recover any deficiency), and the Lot may be redeemed after foreclosure sale as provided by law. The Association may bid on the subject property at such a foreclosure sale.

Notwithstanding subordination of an Assessment Lien as described in Paragraph 8.3, the delinquent Member shall remain personally liable for the Assessments and related costs after his Membership is terminated for foreclosure or deed in lieu of foreclosure or otherwise.

8.3 Subordination of Assessment Lien. The Assessment Lien provided for herein shall be subordinate to any first mortgage lien held by, or first deed of trust of which the beneficiary is, a lender who has lent funds with the Lot as security, or held by the lender's successors and assigns, and shall also be subject and subordinate to liens for taxes and other public charges which by applicable law are expressly made superior. Except as above provided, the Assessment Lien shall be superior to any and all charges, liens or encumbrances which hereafter in any manner may arise or be imposed upon each Lot. Sale or transfer of any Lot shall not affect the Assessment Lien; provided, however, that if the sale or transfer is pursuant to foreclosure of a mortgage or a deed of trust to which the Assessment Lien is subordinate, or pursuant to any sale or proceeding in lieu thereof, the purchaser at the mortgage foreclosure or deed of trust sale, or any grantee taking by deed in lieu of foreclosure, shall take the Lot free of the Assessment Lien for all Annual, Special and Remedial Assessments, Special Use Fees and Maintenance Charges that have accrued up to the date of issuance of a sheriff's or trustee's deed or deed in lieu of foreclosure; provided, however, that such mortgage or deed of trust foreclosure sale purchaser or grantee shall take title subject to all Annual, Special and Remedial Assessments, Maintenance Charges or Special Use Fees and the Assessment Lien therefor accruing subsequent to the date of issuance of a sheriff's or trustee's deed or deed given in lieu of foreclosure.

ARTICLE IX

USE OF FUNDS; BORROWING POWER

9.1 Purposes for Which Association's Funds May Be Used. The Association shall apply all funds and property collected and received by it (including the Annual and Special Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the common good and benefit of Sunset Vista and the Members and Residents by devoting said funds and property, among other things, to the acquisition, construction, alteration, maintenance, provision and operation, by any manner or method whatsoever, of any kind and all land, properties, improvements, facilities, services, projects programs, studies and systems, within or without Sunset Vista, which may be necessary, desirable or beneficial to the general common interests of Sunset Vista, the Members and the Residents. The following are some, but not all, of the areas in which the Association may seek to aid, promote and provide for such common benefit; social interaction among Members and Residents, maintenance of landscaping on Common Areas, Additional Maintenance Areas including the public rights-of-way, maintenance of trails, washes and drainage areas within and adjoining Sunset Vista, recreation, liability insurance, communications, ownership and operation of recreational and other facilities, vehicle storage areas, transportation, health, utilities, public services, safety and indemnification of officers and directors of the Association.

Subject to this Declaration and the Articles and Bylaws, the Association may expend its funds in any manner permitted under the laws of the State of Arizona.

9.2 Borrowing Power. The Association may borrow money in such amounts, at such rates, upon such terms and security, and for such periods of time as is necessary or appropriate.

9.3 Association's Rights in Spending Funds From Year to Year. The Association shall not be obligated to spend in any year all the sums received by it in such year (whether by way of Annual or Special Assessments, fees or otherwise), and may carry forward as surplus any remaining balances. The Association shall not be obligated to reduce the amount of an Annual Assessment in the succeeding year if a surplus exists from a prior year and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

9.4 Eminent Domain. The term "taking" as used in this Paragraph shall mean condemnation by eminent domain or sale under threat of condemnation. In the event of a threatened taking of all or any portion of the Common Area, the Owners hereby appoint the Board and such persons as the Board may delegate to represent all of the Members in connection with the taking. The Board shall act in its sole discretion with respect to any awards made or to be made in connection with the taking and shall be entitled to make a voluntary sale to the condemner in lieu of engaging in a condemnation action. Any awards received on account of the taking shall be paid to the Association. In the event of a total or partial taking, the Board may, in its sole discretion, retain any award in the general funds of the Association or distribute pro rata all or a portion thereof to the Owners and all holders of liens and encumbrances, as their interest may appear of record, at a uniform rate per Membership.

9.5 Insurance.

9.5.1 Authority to Purchase. The Association shall maintain insurance against liability incurred as a result of death or injury to persons or damage to property on the Common Areas or upon Additional Maintenance Areas, in the total amount of not less than One Million Dollars (\$1,000,000.00). If reasonably available, the Association shall obtain officers and directors liability insurance in an amount deemed prudent by the Board. In addition, the Association may carry any other insurance coverage which the Board in its discretion deems necessary or desirable. The deductible shall be paid by the party who would be liable for the loss or repair in the absence of insurance.

9.5.2 Individual Responsibility. Unless otherwise provided in a recorded declaration of annexation or other declaration approved by the Declarant, it shall be the responsibility of each Owner and Resident or other person to provide for himself insurance on his property interests within Sunset Vista, including, but not limited to, his additions and improvements thereon, furnishings and personal property therein, his personal liability to the extent not covered by the property and public liability insurance obtained by the Association, if any, and such other insurance as such person desires. No person shall maintain any insurance which would limit or reduce in any manner the insurance proceeds payable under the casualty insurance maintained by the Association in the event of damage to the improvements or fixtures on the Common Areas. Neither the Association nor any

Board Member nor the Declarant shall be liable to any person or mortgagee if any risks or hazards are not covered by the insurance obtained by the Association or if the amount of insurance is not adequate.

9.5.3 Insurance Claims. The Association is hereby irrevocably appointed and authorized by the Owners to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims, and to do all other acts reasonably necessary to accomplish any of the foregoing. The Board has full and complete power to act for the Association in this regard and may, at its discretion, appoint an authorized representative or committee, or enter into an insurance trust agreement wherein the trustee shall have authority, to negotiate losses under any policy purchased by the Association. All proceeds from insurance acquired by the Association shall be payable to the Association. Any proceeds resulting from damage to the Common Areas shall be used to repair the damage, unless otherwise approved by a majority of the votes of each class of Members at a meeting called for such purpose. Any excess proceeds may be retained by the Association as reserves or to reduce future assessments or, if distributed to Members, such proceeds shall be distributed to Members and their mortgagees as their interests may appear of record at a uniform rate per Membership.

9.6 Reserve Fund. In addition to and separate from the collection of the Initial Capital Reserve fee (Section 7.14, Capital Reserve Fund) and from the Annual Assessments received by the Association, the Board shall establish a reserve fund for the maintenance, repair and replacement of the Common Areas and for the maintenance, repair and replacement of landscaping and facilities within the Additional Maintenance Areas. Such reserve fund shall be co-mingled with the Initial Capital Reserve Fund to make up the total reserves on hand for Capital Asset replacement, repairs and maintenance.

9.7 Fidelity Bonds. The Board, acting on behalf of the Association, shall obtain and maintain at all times adequate fidelity bond coverage to protect against dishonest acts on the part of officers, directors and employees of the Association and all others who handle, or are responsible for handling funds held or administered by the Association. Any independent management agent which handles funds for the Association shall also obtain (and pay for) such fidelity bond coverage with respect to its own activities (and those of its directors, officers and employees receiving compensation for services rendered.) Such fidelity bond (i) shall name the Association as obligee; (ii) shall be issued by one or more companies authorized to issue such bonds in the State of Arizona; and (iii) shall be in an amount sufficient to cover the maximum total of funds reasonably expected by the Board to be in the custody of the Association or such agent at any time while such bond is in force, but in no event shall the amount of such fidelity bond coverage be less than the sum of three months' Annual Assessments on all Lots, plus the total of dues held in the Association's reserves. Each such fidelity bond shall provide that the issuer thereof shall provide not less than ten (10) days' written notice to the Association and to each first mortgage lien holder who has requested written notice before such bond may be canceled or substantially modified for any reason.

ARTICLE X

MAINTENANCE

10.1 Common Areas and Additional Maintenance Areas.

10.1.1 Areas of Association Responsibility. The Association, or its duly delegated representative, shall maintain and otherwise manage all Common Areas and Additional Maintenance Areas and the improvements thereon; provided, however, the Association shall not be responsible for providing or maintaining the landscaping or structures on any Common Areas which are part of Lots unless (i) such landscaping or structures are available for use by all Owners and Residents or are within easements intended for the general benefit of Sunset Vista and (ii) the Association assumes in writing the responsibility as set forth in a recorded instrument as hereinafter provided.

(a) The Association shall maintain any landscaping and other improvements not located on Lots which are within the boundaries of Sunset Vista and are identified on a recorded instrument as Common Areas, or which are located on property not owned by the Association but which are intended for the general benefit of the Owners and Residents of Sunset Vista, except the Association shall not be required to maintain (but may elect to maintain) areas which (i) The Town of Buckeye or its successor, an improvement district or other government entity is maintaining, or (ii) are to be maintained by the Owners of a Lot pursuant to Paragraph 4.1.4 of this Declaration. Specific areas to be maintained by the Association may be identified on recorded subdivision plats approved by the Declarant, and/or in deeds from the Declarant to the Association or to a transferee of a Lot, but the failure to so identify such areas shall not affect the Association's rights or responsibilities with respect to Common Areas, Additional Maintenance Areas or the Association's rights with respect to other areas intended for the general benefit of Sunset Vista. Notwithstanding anything to the contrary herein, the Board shall have discretion to enter into an agreement with The Town of Buckeye to permit the Association to upgrade and/or maintain landscaping on property owned by The Town of Buckeye, or which is owned by the Association, but is maintained by The Town of Buckeye, whether or not such property is within Sunset Vista, if the Board determines such agreement benefits the Association.

10.1.2 Standard of Care. The Board shall use a reasonably high standard of care in providing for the repair, management and maintenance of the Common Areas, Additional Maintenance Areas and other properties maintained by the Association; however, the Board shall be the sole judge as to the appropriate maintenance of all such areas. The Common Areas and Additional Maintenance Areas, including, but not limited to, the trails, bike paths and any playground or other play areas or equipment furnished or maintained by the Association shall be used at the risk of the user; and the Declarant and the Association shall not be liable to any person or entity for any claim, damage, or injury occurring thereon or related to the use thereof.

10.1.3 Delegation of Responsibilities. In the event any subdivision plat, declaration of annexation, deed restriction or this Declaration permits the Board to determine whether or not Owners of certain Lots will be responsible for maintenance of certain Common Areas or Additional Maintenance Areas including public rights-of-way, the Board shall have the sole discretion to determine whether or not it would be in the best interest of the Owners and Residents of Sunset Vista for the Association or for an individual Owner to be responsible for such maintenance, considering cost, uniformity of appearance, location and other factors deemed relevant by the Board. The Board may cause the Association to contract with others for the performance of the maintenance and other

obligations of the Association under this Article X and, in order to promote uniformity and harmony of appearance, the Board may also cause the Association to contract to provide maintenance services to Owners of Lots in exchange for the payment of such fees as the Association and Owner may agree.

10.2 Assessment of Certain Maintenance Costs. In the event that the need for maintenance or repair of Common Areas, Additional Maintenance Areas, structures and other property maintained by the Association is caused through the willful or negligent act of any Owner, or that Owner's family, guests or tenants, the cost of such maintenance or repairs shall be added to and become a part of the Assessment to which such Owner and the Owner's Lot is subject and shall be secured by the Assessment Lien. Any charges or fees to be paid by the Owner of a Lot pursuant to Paragraph 10.1.3 in connection with a contract entered into by the Association with an Owner for the performance of an Owner's maintenance responsibilities shall also become a part of such Assessment and shall be secured by the Assessment Lien as a Remedial Assessment.

10.3 Inproper Maintenance and Use of Lots. In the event any portion of any Lot is so maintained as to present a nuisance, or substantially detract from the appearance or quality of the surrounding Lots or other areas of Sunset Vista which are substantially affected thereby or related thereto, or in the event any portion of a Lot is being used in a manner which violates this Declaration or any applicable Declaration of Annexation, or in the event the Owner of any Lot is failing to perform any of its obligations under this Declaration, any declaration of annexation, the Sunset Vista Rules or Architectural Guidelines, the Board may by resolution make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto, give written notice thereof to the offending Owner that unless corrective action is taken within fourteen (14) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said 14-day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be added to and become a part of the Assessment to which the offending Owner and the Owner's Lot is subject and shall be secured by the Assessment Lien as a Remedial Assessment.

10.4 Easement for Maintenance Responsibilities. The Association shall have an easement upon, across, over and under the Lots and all other areas in Sunset Vista for the purpose of repairing, maintaining and replacing the Common Areas, Common Area improvements, Additional Maintenance Areas, and other areas maintained by the Association and for the purpose of performing all of the Association's other rights, duties and obligations hereunder.

ARTICLE XI

ARCHITECTURAL REVIEW COMMITTEE

11.1 Establishment. A separate Architectural Review Committee may be established to perform the functions set forth in this Declaration as directed by Board. If no Architectural Review Committee is appointed then the Board shall serve as the Architectural Review Committee and shall perform all functions herein described. The Committee may adopt rules, regulations and guidelines for the performance of its duties, including procedures for the preparation, submission and determination of the application for any approvals required by this Declaration or any Declaration

of Annexation. The Architectural Review Committee, if created, shall have sole and exclusive authority with respect to all approvals and use decisions regarding Lots within Sunset Vista. The Architectural Review Committee shall consist of not less than three (3) nor more than five (5) regular members. During the first seven (7) years following the recordation of this document or until such time as the Declarant has relinquished its appointment rights, all members and alternates of the committee shall be appointed by the Declarant. Thereafter, the members of the Architectural Review Committee shall be elected by a vote of a majority of the Board. Committee members shall be elected to one (1) year terms (or until replaced). In the event of a temporary or permanent vacancy on a Committee, an alternate member selected by the Committee shall serve as a replacement until the next election or until the regular Member is again available. Members of the Architectural Review Committee need not be architects, need not possess any special qualifications of any type. Committee members appointed by Declarant need not be Owners or Residents. The Declarant may voluntarily relinquish (either temporarily or permanently) its right to appoint all or some of the members of the Architectural Review Committee by recording an amendment to the Declaration executed by the Declarant alone.

11.2 Meetings; Guidelines. The Architectural Review Committee shall keep a record of the minutes of all meetings. A quorum for any meeting shall consist of a majority of the regular members of the Committee and the concurrence of a majority of the regular Committee members shall be necessary for any decision of the Architectural Review Committee. Alternate member(s) may participate at any meeting in lieu of any absent regular member(s), may constitute a quorum by his (their) presence and shall have all of the authority of a regular member while so participating. As provided in Paragraph 5.3, the Architectural Review Committee shall promulgate Architectural Guidelines to be used in rendering decisions, including procedures for the preparation, submission and determination of applications for approval. The decision of the Architectural Review Committee shall be final on all matters submitted to it pursuant to this Declaration. Members of the Committee shall not be entitled to compensation for their services, unless otherwise approved by the Board.

The Architectural Guidelines shall interpret and implement procedures for the Architectural Review Committee's review of, and the standards for development within Sunset Vista, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finishes and materials, signs, wall design and similar matters and shall have the same force and effect as the Association Rules. The Guidelines may also include provisions requiring the establishment of landscaping on Lots pursuant to specific timetables.

11.3 Discretion of Committee. The Architectural Review Committee shall be under no duty or obligation to pass upon, approve or disapprove any structural stability matters or matters pertaining to the stability of footings or foundations or matters pertaining to geological conditions involved in any foundation or footings and may indicate on any plans or specifications or drawings or other materials or in any certificate that the Committee has not passed upon, approved or disapproved any such referred to matters. All actions of said Committee authorized under this Declaration, including without limitation, the approval or disapproval of plans, specifications, drawings, plot plans, grading plans and height, as well as other matters in which the Committee is authorized hereunder to act, shall be in the sole and complete discretion of said Committee. Neither the Architectural Review Committee nor any member thereof shall be liable to any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of

(a) the approval or disapproval of any plans, drawings or specifications, whether or not defective;

(b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications;

(c) the development of any property within Sunset Vista;

(d) the execution of any estoppel certificate, whether or not the facts therein are correct; or

(e) the enforcement of this Declaration and the Committee's Architectural Guidelines;

provided, however, that with respect to the liability of a Committee member, such member has acted in good faith on the basis of such information as may be possessed by him. The approval by the Architectural Review Committee of any plans, specifications or other matter shall not be deemed to constitute a waiver of any right to withhold approval of any similar plans, specifications or other matter subsequently submitted for approval. Subject to Paragraph 11.1, the vote or written consent of a majority of its regular members, at a meeting or otherwise, shall constitute the act of the Architectural Review Committee.

11.4 Response Within Forty-five (45) Days. Any approval required under this Declaration by the Architectural Committee shall not be withheld unreasonably. Failure by such Committee to approve or disapprove a request within forty-five (45) days after such request is filed with the Committee (or within any shorter period of time set forth in the applicable Architectural Guidelines) shall waive the approval requirement. Notice of disapproval shall be written and it shall set forth the reason or reasons for the disapproval. Notwithstanding Paragraph 15.10, no request shall be deemed filed with the Committee until it is actually received by the Committee, and all submissions to the Committee shall be made by certified mail or personal delivery. In any event, after the expiration of one (1) year from the completion of construction of any structure, work, improvement or alteration, the said structure, work, improvement or alteration shall, in favor of purchasers or encumbrances in good faith and for value, be deemed to be in compliance with this Declaration and the applicable Architectural Guidelines, unless actual notice of non-compliance executed by the Architectural Review Committee shall appear of record in the office of the County Recorder of Maricopa County, or a complaint has been filed to enforce compliance.

11.5 Committee's Certificate. Any approval of any plans and specifications or other matter by the Architectural Review Committee given or made pursuant to the provisions of this Declaration which is evidenced by a certificate signed by at least a majority of the members of said Committee shall be irrevocable and not subject to change by such Committee. Any such certificate may be conclusively relied upon by all parties, including, but not limited to, any Owner, tenant or purchaser of any Lot or of any interest therein; by any lender taking any Lot as security; and by any title insurance company. Any such certificate may be recorded by said Committee in the office of the Maricopa County Recorder.

11.6 Fee. The Board may establish a reasonable processing fee to defer the costs of the Association and the Architectural Review Committee in considering any requests for approvals submitted to it, which fee shall be paid at the time the request for approval is submitted.

11.7 Compliance Deposit. The Architectural Review Committee shall have the right, on a case-by-case basis and in its sole discretion, to condition the approval by the Architectural Review Committee of plans submitted by an Owner, upon the receipt by Architectural Review Committee of a deposit (the "Compliance Deposit") to secure the performance of the Owner's obligations under this Article to clean up and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and repair any damage to improvements sustained, in connection with construction activities by or for the benefit of Owner and to ensure that the construction or modification will be made in accordance with the plans and specifications approved by the Architectural Review Committee. The Compliance Deposit shall be in such amount as may reasonably be determined by the Architectural Review Committee. The Architectural Review Committee may apply the Compliance Deposit toward payment of (a) any costs incurred by the Architectural Review Committee or the Association with respect to any construction cleanup or removal required and/or the repair or replacement of any damaged or destroyed improvements, the cost for which the Owner is responsible under Article VII; (b) any costs incurred by the Association or the Architectural Review Committee in connection with the inspection of the construction or modification to ascertain whether the construction or modification is being made in accordance with the approved plans; and (c) any attorney fees, court costs and other costs (including, but not limited to, costs incurred to correct the violation) incurred by the Association in connection with any violation of the Declaration related directly or indirectly with the construction or modification. Following receipt by the Architectural Review Committee of a written request from an Owner delivered subsequent to the completion of the construction or modification, and following confirmation by the Architectural Review Committee that any necessary cleanup work or damages attributable to the Owner or the Owner's employees, agents, contractors, subcontractors or suppliers has been properly performed, repaired or replaced, as applicable, that all costs attributable to the Owner in connection therewith have been paid in full and that the construction or modification was made in accordance with the plans and specifications approved by the Architectural Review Committee, the Architectural Review Committee shall return to such Owner the unapplied portion of the Owner's Compliance Deposit. The liability of an Owner to promptly cleanup such Owner's Lot and any Common Area and to repair or replace any improvements damaged or destroyed by an Owner or the Owner's employees, agents, contractors, subcontractors or suppliers shall not be limited to the amount of such Owner's Compliance Deposit, and in no event shall the posting of a Compliance Deposit limit or prejudice the right of the Architectural Review Committee or the Association to pursue any available legal remedies against the Owner or any of Owner's employees, agents, contractors, subcontractors or suppliers causing the need for cleanup or causing the damage or destruction.

ARTICLE XII

RIGHTS AND POWERS OF ASSOCIATION

12.1 Association's Rights and Powers As Set Forth in Articles and Bylaws. In addition to the rights and powers of the Association set forth in this Declaration, the Association shall have such rights and powers as are set forth in its Articles and Bylaws, which shall include all rights and powers as may be reasonably necessary in order to effect the purposes of the Association as set forth herein. After incorporation of the Association, a copy of the Articles and Bylaws of the Association shall be available for inspection by Members, prospective purchasers, mortgagees and other persons or entities with an interest in Sunset Vista at the office of the Association during reasonable business hours.

12.2 Enforcement of Provisions of This and Other Instruments. The Association, in the first instance, and the Architectural Review Committee, each as the agent and representative of the Owners or any Owner (including Declarant, so long as Declarant is an Owner), shall have the right (without obligation) to enforce, by any proceeding at law or in equity, the Covenants set forth in this Declaration, the Articles, Bylaws, Sunset Vista Rules and Architectural Guidelines and any and all covenants, restrictions, reservations, charges, servitudes, assessments, conditions, liens or easements provided for in any contract, deed, declaration or other instrument which (a) shall have been executed pursuant to, or subject to, the provisions of this Declaration, or (b) otherwise shall indicate that the provisions of such instrument were intended to be enforced by the Association or by Declarant. The Association is authorized to impose sanctions for violations without court approval. Such sanctions may include reasonable monetary fines and suspension of the right to vote or use any recreational facilities on the Common Area as provided in Paragraph 3.1(b). In the event suit is brought or arbitration is instituted or an attorney is retained by the Association or the Architectural Review Committee to enforce the terms of this Declaration or other document as described in this Paragraph 12.2 and the Association or the Architectural Review Committee prevails, the Association or Architectural Review Committee, as applicable, shall be entitled to recover, in addition to any other remedy, reimbursement for attorneys' fees, court costs, costs of investigation and other related expenses incurred in connection therewith, including, but not limited to, the Association's administrative costs and fees. Said attorneys' fees, costs and expenses shall be the personal liability of the breaching Owner and shall also be secured by the Assessment Lien against said Owner's Lot. If the Association and the Architectural Review Committee shall fail or refuse to enforce this Declaration for an unreasonable period of time after written request by a Member to do so, then any Member may enforce the provisions of the Declaration at his own expense by any appropriate action, whether in law or in equity, but regardless of the outcome, no expenses of the action shall be paid by the Association.

12.3 Contracts with Others for Performance of Association's Duties. Subject to the restrictions and limitations contained herein, the Association may enter into contracts and transactions with others, including the Declarant and its affiliated companies, and such contracts or transactions shall not be invalidated or in any way affected by the fact that one or more directors or officers of the Association or members of any committee are employed by or otherwise connected with Declarant or its affiliates, provided that the fact of such interest shall be disclosed or known to the other directors acting upon such contract or transaction, and provided further that the transaction or contract is fair and reasonable. Any such director, officer or committee member may be counted in determining the existence of a quorum at any meeting of the Board or committee of which he is a member which shall authorize any contract or transaction described above or grant or deny any approval sought by the Declarant, its affiliated companies or any competitor thereof and may vote

thereat to authorize any such contract, transaction or approval with like force and effect as if he were not so interested. Notwithstanding anything to the contrary contained herein, during the period when the Declarant has a Class B vote, any professional management contract entered into by the Association must be terminable with or without cause, upon no more than ninety (90) days' written notice and without payment of any penalty.

12.4 Procedure for Change of Use of Common Area. Upon (a) adoption of a resolution by the Board stating that in the Board's opinion, the then present use of a designated part of the Common Area or of the Association's interest in other Common Areas is no longer in the best interests of the Owners and Residents and (b) the approval of such resolution by a majority of the votes of each class of Members at a meeting duly called for such purpose, the Board shall have the power and right to change the use thereof (and in connection therewith, construct, reconstruct, alter or change the buildings, structures and improvements thereon in any manner deemed necessary by the Board to accommodate the new use), provided such new use (i) shall be for the benefit of the Owners and Residents, and (ii) shall be consistent with any deed restrictions and zoning regulations restricting or limiting the use of the land. Alternatively, the Board, upon satisfaction of Subparagraph (a) above, may, in lieu of calling a meeting, notify in writing all Owners of the proposed change of use and of their right to object thereto and, if no more than ten percent (10%) of the Class A Memberships eligible to vote object in writing within thirty (30) days after receipt of such notice, the proposed transaction shall be deemed approved by the Members and a meeting of the Members shall not be necessary.

12.5 Procedure for Alteration of Common Area; Contracts Concerning the Common Area. The Association shall have the right to dedicate or transfer all or any part of the Common Areas to any public authority or utility as provided in Paragraph 3.1(c). In addition, the Association shall have the right to change the size, shape or location of the Common Areas, to exchange the Common Areas for other property or interests which become Common Areas, and to abandon or otherwise transfer Common Areas (to a non-public authority) upon (i) the adoption of a resolution by the Board stating that ownership and/or use of the relevant Common Areas is no longer in the best interests of the Owners and Residents and that the change desired shall be for their benefit and shall not substantially adversely affect them, and (ii) the approval of such resolution by a majority of the votes of each class of Members, voting in person or by proxy, at a meeting called for such purpose. Alternatively, the Board, upon satisfaction of Subparagraph (i) above, may, in lieu of calling a meeting pursuant to Subparagraph (ii) above, notify in writing all Owners of the proposed transaction and of their right to object thereto and, if no more than ten percent (10%) of the Class A Members eligible to vote object in writing within thirty (30) days after receipt of such notice, the proposed transaction shall be deemed approved by the Members and a meeting of the Members shall not be necessary.

ARTICLE XIII

TERM; AMENDMENTS; TERMINATIONS

13.1 Term; Method of Termination. This Declaration shall be effective upon the date of recordation hereof and, as amended from time to time, shall continue in full force and effect for a term of twenty (20) years from the date this Declaration is recorded. From and after said date, this Declaration, as amended, shall be automatically extended for successive periods of ten (10) years each. This Declaration may be terminated at any time if seventy-five percent (75%) of the authorized votes shall be cast in favor of termination at an election duly called and held for such purpose. If the necessary votes are obtained, the Board shall cause to be recorded with the County Recorder of Maricopa County, Arizona, a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association, with their signatures acknowledged. Thereupon, this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles. Any Association funds remaining following such termination and dissolution shall be distributed to the Members and their mortgagees as their interest may appear at a uniform rate per Membership.

13.2 Amendments. Until the first sale of a Lot within the Property to an Owner for use and occupancy as a Dwelling Unit, this Declaration may be amended by recorded instrument duly executed by Declarant, without the necessity of calling a meeting of Owners or obtaining the consent of Owners. Thereafter, this Declaration may be amended either at any time during the initial twenty-year term or during any extension thereof, pursuant to Paragraph 13.1 by recording with the County Recorder of Maricopa County, Arizona, a Certificate of Amendment, duly signed and acknowledged in the same manner as required for a Certificate of Termination in Paragraph 13.1. The Certificate of Amendment shall set forth in full the amendment adopted, and, except as provided hereafter, shall certify that at an election duly called and held for this purpose pursuant to the provisions of the Articles and Bylaws, the Members casting seventy-five percent (75%) of the votes cast at the election voted affirmatively for the adoption of the amendment. The Declaration may be amended with respect to all or any portion of the Lots covered hereby. A Declaration of Annexation may be amended in the same manner as this Declaration, with the approval of sixty-seven percent (67%) of the votes attributable to the Owners of all Lots subject to the Declaration of Annexation. Within fifteen (15) years from the date of recording this Declaration and so long as the Declarant is the Owner of any Lot in Sunset Vista, this Declaration and any declaration of annexation may be amended or terminated only with the written approval of the Declarant. Thereafter, except as otherwise provided herein, any amendment to a Declaration of Annexation must be approved by the Board. This Declaration may not be amended to reduce or alter the rights of the Declarant without the approval of the Declarant. The Declarant alone may amend this Declaration at any time (a) to annex additional property hereunder as provided in Article XIV, (b) to exclude from the Annexable Property any property not then covered by a recorded declaration of annexation, (c) to relinquish its right to appoint the members of the Architectural Review Committee as provided in Paragraph 11.1, or (d) to amend as permitted in Paragraph 13.3 hereafter. In addition, at any time, the Declarant alone shall have the right to amend the Declaration or any declaration of annexation to comply with applicable law or to correct any error or inconsistency in the Declaration or the Declaration of Annexation if the amendment does not adversely affect the rights of any Owner.

13.3 Right of Amendment if Requested by Governmental Agency or Federally Chartered Lending Institutions. Anything in this Article to the contrary notwithstanding, Declarant reserves the right to amend all or any part of this Declaration to such extent and with such language as may be requested by the Federal Housing Administration ("FHA"), the Veterans Administration ("VA"),

the Federal Home Loan Mortgage Corporation ("FHLMC") or the Federal National Mortgage Corporation ("FNMA") and to further amend to the extent requested by any other federal, state or local government agency which requests such an amendment as a condition precedent to such agency's approval of the Declaration, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Lot(s) or any portions thereof. Any such amendment shall be effected by the recordation by Declarant of the Amendment duly signed by or on behalf of the authorized agents of Declarant with their signatures acknowledged, specifying the federal, state or local government agency or the federally chartered lending institution requesting the amendment and setting forth the amendatory language requested by such agency or institution. Recordation of such Amendment shall be deemed conclusive proof of the agency's or institution's request for such an amendment, and such Amendment, when recorded, shall be binding upon all of the Sunset Vista and all persons having an interest therein.

ARTICLE XIV

ANNEXATION OF ADDITIONAL PROPERTY; WITHDRAWAL

14.1 Right of Annexation. Declarant hereby expressly reserves the right until fifteen (15) years from the date of recording of this Declaration to expand Sunset Vista, without the consent of any Owner, Mortgagee or any other party with an interest in Sunset Vista, by annexing all or any portion of the Annexable Property. The annexation of any or all annexation property shall be accomplished by the Declarant recording with the County Recorder of Maricopa County, Arizona, a Declaration, which establishes the identifies the property being annexed. The Declarant may annex non-contiguous property hereunder. A declaration of annexation annexing property as permitted hereunder may contain such complementary additions and modifications of the covenants, conditions and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the annexed property and as are not inconsistent with the plan of this Declaration. In no event, however, shall any such document revoke, modify or add to the Covenants established by this Declaration and applicable to property previously covered by a declaration of annexation.

14.2 Declarations of Annexation. The annexations authorized under Paragraph 14.1 shall be made by recording a Declaration of Annexation. A Declaration of Annexation may contain such complementary additions to and modifications of this Declaration as may be necessary to reflect the different character, if any, of the annexation property (or the applicable portion or portions thereof). In no event, however, shall any such Declarations of Annexation revoke, conflict with, modify or add to the covenants established by this Declaration with respect to property previously covered by this Declaration.

14.3 Annexable Property. The Annexable Property shall include any other Lots or Tracts within the real property that is the subject of the Sunset Vista Plat recorded in the Official Records of Maricopa County, Arizona, and may include such additional property which is adjacent to the Covered Property or is separated from the Covered Property by a public street, as defined herein, or as the Declarant determines in its sole discretion, is appropriate.

14.4 Withdrawal. Notwithstanding any other provisions of this Declaration, Declarant reserves the right to amend this Declaration so long as it has the right to annex additional property pursuant to this Article, for the purpose of removing property then owned by the Declarant or its assignees from coverage of this Declaration, to the extent originally included in error or as a result of any changes in Declarant's plans for the Property, provided such withdrawal is not unequivocally contrary to the overall scheme of development for the Property.

ARTICLE XV

DISPUTE RESOLUTION

15.1 Agreement to Resolve Certain Disputes Without Litigation. As used in this Article XV, the term "Claim" shall mean: (a) any claim or cause of action arising out of or related in any way to the planning, design, engineering, grading, construction or development of the Common Area or any Lot or any Improvements situated thereon, including, without limitation, any claim or cause of action that the Common Areas are defective or that the Declarant or a Developer or their agents, contractors, employees, subcontractors, architects, engineers or consultants were negligent in the planning, design, engineering, grading, construction or development thereof; of (b) any claim or cause of action against the Declarant or a Developer or any employee, agent, director, member or officer of Declarant or a Developer arising out of or in any way related to the development of the Property or the management or operation of the Association, including, without limitation, any claim for negligence, fraud, intentional misconduct or breach of fiduciary duty. The Association, the Declarant, the Developers, all Owners, Lessees, Residents, Managing Agent and other Persons bound by this Declaration, and any Person not otherwise bound by this Declaration who agrees to submit to this Article (collectively, the "Bound Parties") agree that the dispute resolution procedures set forth in this Article shall apply to all Claims.

15.2 Notice of Claim. Any Bound Party having or alleging to have a Claim (a "Claimant") against any other Bound Party (a "Respondent") shall notify each Respondent in writing of the Claim (the "Claim Notice"), stating plainly and concisely: (a) the nature of Claim, including, date, time, location, Persons involved, and Respondent's role in the Claim; (b) the factual and legal basis of the Claim; and (c) what Claimant wants Respondent to do or not do to resolve the Claim.

In the event the Claimant is the Association, the Association must provide written notice to all Members prior to delivering a Claim Notice or commencing any legal action, cause of action, proceeding, reference or arbitration against a Declarant or a Developer which notice shall (at a minimum) include: (a) a description of the Claim, (b) a description of the attempts of any Declarant or the Developer to correct such Alleged Defect and the opportunities provided to Declarant or the Developer to correct such Alleged Defect, (c) the estimated cost to repair such Alleged Defect, (d) the name and professional background of the attorney retained by the Association to pursue the claim against Declarant or a Developer and a description of the relationship between such attorney and member(s) of the Board (if any), (e) a description of the fee arrangement between such attorney and the Association, (f) the estimated attorneys' fees and expert fees and costs necessary to pursue the claim against the Declarant or a Developer and the source of the funds which will be used to pay

such fees and expenses, (g) the estimated time necessary to conclude the action against the Declarant or a Developer, (h) a description of the manner in which the action will be funded and a description of any demands, notices, offers to settle or responses to offers to settle made either by the Association or a Bound Party, and (i) an affirmative statement from the Board that the action is in the best interests of the Association and its Members. If the Alleged Defect is alleged to be the result of an act or omission of a person licensed by the State of Arizona under Title 20 or Title 32 of the Arizona Revised Statutes (a "Licensed Professional"), then the notice from the Association must be accompanied by an affidavit from a Licensed Professional in the same discipline as the Licensed Professional alleged to be responsible for the Alleged Defect. The affidavit must contain the information required to be contained in a preliminary expert opinion affidavit submitted pursuant to Section 12-2602B of the Arizona Revised Statutes.

15.3 Mediation. If the Parties do not resolve the Claim through negotiation within thirty (30) days after the date of the Claim Notice or within such longer period as may be agreed upon by the Parties ("Termination of Negotiations"), Claimant shall have thirty (30) additional days within which to submit the Claim to mediation by the American Arbitration Association ("AAA") or such other independent mediation service agreed to by the Claimant and Respondent.

If Claimant does not submit the Claim to mediation within thirty (30) days after Termination of Negotiations, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim.

If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation process, or within such time as determined reasonable or appropriate by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation Notice"). The Termination of Mediation Notice shall set forth when and where the Parties met, that the Parties are at an impasse, and the date that mediation was terminated.

15.4 Binding Arbitration. In the event a Claim is not resolved by Mediation, the Claimant shall have fifteen (15) days after the date of the Termination of Mediation Notice to submit the Claim to binding arbitration in accordance with this Section. If the Claimant fails to timely submit the Claim to arbitration, then the Claim shall be deemed waived and abandoned and the Respondent shall be relieved of any and all liability to Claimant arising out of the Claim. If the Claimant submits the Claim to binding arbitration in accordance with this Section, the arbitration shall be conducted in accordance with the following:

(a) Initiation of Arbitration. The arbitration shall be initiated by either party delivering to the other a Notice of Intention to Arbitrate as provided for in the AAA Commercial Arbitration Rules, or such other AAA rules as the AAA determines to be applicable (the "AAA Rules"). A Respondent may join as a party to the arbitration any Bound Party who may be liable to the Respondent or the Claimant with respect to the Claim.

(b) Governing Procedures. The arbitration shall be conducted in accordance with the AAA Rules and A.R.S. § 12-1501, et seq. In the event

of a conflict between the AAA Rules and this Section 15.4, the provisions of this Section 15.4 shall govern.

(c) Appointment of Arbitrator. The parties shall appoint a single Arbitrator by mutual agreement. If the parties have not agreed within ten (10) days of the date of the Notice of Intention to Arbitrate on the selection of an arbitrator willing to serve, the AAA shall appoint a qualified Arbitrator to serve. Any arbitrator chosen in accordance with this Subsection (c) is referred to in this Section 15.4 as the "Arbitrator".

(d) Qualifications of Arbitrator. The Arbitrator shall be neutral and impartial. The Arbitrator shall be fully active in such Arbitrator's occupation or profession, knowledgeable as to the subject matter involved in the dispute, and experienced in arbitration proceedings. The foregoing shall not preclude otherwise qualified retired lawyers or judges.

(e) Disclosure. Any candidate for the role of Arbitrator shall promptly disclose to the parties all actual or perceived conflicts of interest involving the dispute or the parties. No Arbitrator may serve if such person has a conflict of interest involving the subject matter of the dispute or the parties. If an Arbitrator resigns or becomes unwilling to continue to serve as an Arbitrator, a replacement shall be selected in accordance with the procedure set forth in Subsection (c) above.

(f) Compensation. The Arbitrator shall be fully compensated for all time spent in connection with the arbitration proceedings in accordance with the Arbitrator's usual hourly rate, unless otherwise agreed to by the parties, for all time spent by the Arbitrator in connection with the arbitration proceeding. Pending the final award, the Arbitrator's compensation and expenses shall be advanced equally by the parties.

(g) Preliminary Hearing. Within thirty (30) days after the Arbitrator has been appointed, a preliminary hearing among the Arbitrator and counsel for the Parties shall be held for the purpose of developing a plan for the management of the arbitration, which shall then be memorialized in an appropriate order. The matters which may be addressed include, in addition to those set forth in the AAA Rules, the following: (i) definition of issues; (ii) scope, timing and types of discovery, if any; (iii) schedule and place(s) of hearings; (iv) setting of other timetables; (v) submission of motions and briefs; (vi) whether and to what extent expert testimony will be required, whether the Arbitrator should engage one or more neutral experts, and whether, if this is done, engagement of experts by the Parties can be obviated or minimized; (vii) whether and to what extent the direct testimony of witnesses will be received by affidavit or written witness statement; and (viii) any other matters which may promote the efficient, expeditious, and cost-effective conduct of the proceeding.

(h) Management of the Arbitration. The Arbitrator shall actively manage the proceedings as the Arbitrator deems best so as to make the proceedings expeditious, economical and less burdensome than litigation.

(i) Confidentiality. All papers, documents, briefs, written communication, testimony and transcripts as well as any and all arbitration decisions shall be confidential and not disclosed to anyone other than the Arbitrator, the parties or the parties' attorneys and expert witnesses (where applicable to their testimony), except that upon prior written consent of all parties, such information may be divulged to additional third parties. All third parties shall agree in writing to keep such information confidential.

(j) Hearings. Hearings may be held at any place within the State of Arizona designated by the Arbitrator and, in the case of particular witnesses not subject to subpoena at the usual hearing site, at a place where such witnesses can be compelled to attend.

(k) Final Award. The Arbitrator shall promptly (within sixty (60) days of the conclusion of the proceedings or such longer period as the parties mutually agree) determine the claims of the parties and render a final award in writing. The Arbitrator may award the prevailing party in the proceeding all or a part of such party's reasonable attorneys' fees and expert witness fees, taking into account the final result of arbitration, the conduct of the parties and their counsel in the course of the arbitration, and other relevant factors. The Arbitrator shall not award any punitive damages. The Arbitrator shall not award indirect, consequential or special damages regardless of whether the possibility of such damage or loss was disclosed to, or reasonably foreseen by the party against whom the claim is made; provided, however, that such damages may be deemed by the Arbitrator to be direct damages in an award reimbursing payments made by a party therefor to a third party. The Arbitrator shall assess the costs of the proceedings (including, without limitation, the fees of the Arbitrator) against the non-prevailing party.

15.5 Right to Enter, Inspect, Repair and/or Replace. Within a reasonable time after the receipt by the Declarant or a Designated Builder of a Claim Notice, the Declarant or a Developer shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into, as applicable, the Common Area, any Lot, including any Residence constructed thereon, and/or any Improvements for the purposes of inspecting and/or conducting testing to determine the validity of the Claim and, if deemed necessary by the Declarant or the Developer, to correct, repair and/or replace the alleged deficiency in the planning, design, engineering, grading, construction or development of the Common Area or any Lot, or any Improvement constructed on the Common Area or a Lot which is the basis for the Claim (the "Alleged Defect"). In conducting such inspection, testing, repairs and/or replacement, Declarant or a Developer shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

Nothing set forth in this Section shall be construed to impose any obligation on the Declarant or a Developer to inspect, test, repair, or replace any item or Alleged Defect for which the Declarant or a Developer is not otherwise obligated under applicable law or any limited warranty provided by the Declarant or a Developer in connection with the sale of the Lots and/or the Improvements constructed thereon. The right of the Declarant and the Developer to enter, inspect, test, repair and/or replace reserved hereby shall be irrevocable and may not be waived or otherwise terminated except by a writing, in recordable form, executed and Recorded by the Declarant or a Developer. In no event shall any statutes of limitations be tolled during the period in which the Declarant or a Developer conducts any inspection or testing of any Alleged Defects.

15.6 Use of Funds In the event the Association recovers any funds from a Declarant, a Developer or any other Person as a result of a claim involving an Alleged Defect, the funds shall first be used to correct and or repair the Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect, and any excess funds shall be paid into the Association's reserve fund.

15.7 Approval of Litigation. The Association shall not deliver a Claim Notice to any Bound Party, commence any legal action or arbitration proceeding against any Bound Party or incur any expenses (including, without limitation, attorneys' fees) in connection with any Claim without the written approval of Owners entitled to cast more than seventy-five percent (75%) of the total votes in the Association, excluding the votes of any Owner who would be a defendant in such proceedings. The Association must pay for any such legal action or arbitration proceeding with monies that are specifically collected for such purposes and may not borrow money or use reserve funds or other monies collected for specific Association obligations other than legal fees. In the event that the Association commences any legal action or arbitration proceeding involving a Claim, all Owners must notify prospective purchasers of such legal action or arbitration proceeding and must provide such prospective purchasers with a copy of the notice received from the Association in accordance with Section 15.2.

15.8 Arizona Statutory Compliance. In the event a court of competent jurisdiction invalidates all or part of this Article XV regarding resolution of Alleged Defects and litigation becomes necessary, Declarant, Association and all Owners shall be bound by the applicable Arizona construction defect statute presently codified at A.R.S. §12-1361, et seq. and A.R.S. §33-2001 et seq.

BY ACCEPTANCE OF A DEED OR BY ACQUIRING A LOT, EACH PERSON , FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, TRANSFEREES AND ASSIGNS, AGREES TO HAVE ANY CLAIM FOR ALLEGED DEFECT RESOLVED ACCORDING TO THE PROVISIONS OF THIS ARTICLE XV AND WAIVES THE RIGHT TO PURSUE DECLARANT OR ANY DECLARANT AGENTS IN ANY MANNER OTHER THAN AS PROVIDED IN THIS ARTICLE XV. THE ASSOCIATION, EACH LOT OWNER AND DECLARANT ACKNOWLEDGE THAT BY AGREEING TO RESOLVE ALL CLAIMS FOR ALLEGED DEFECTS AS PROVIDED IN THIS ARTICLE XV, THEY ARE GIVING UP THEIR RESPECTIVE RIGHTS TO HAVE SUCH CLAIMS TRIED BEFORE A JURY. THE ASSOCIATION EACH LOT OWNERS AND DECLARANT FURTHER WAIVE THEIR RESPECTIVE RIGHTS TO AN AWARD OF PUNITIVE AND CONSEQUENTIAL DAMAGES RELATING TO A CLAIM FOR ALLEGED DEFECT BY ACCEPTANCE OF A DEED OR BY ACQUIRING A LOT, EACH

LOT OWNER VOLUNTARILY ACKNOWLEDGES THAT HE IS GIVING UP ANY RIGHTS HE MAY POSSESS TO PUNITIVE AND CONSEQUENTIAL DAMAGES OR THE RIGHT TO A TRIAL BEFORE A JURY RELATING IN ANY WAY TO A CLAIM FOR ALLEGED DEFECT.

ARTICLE XVI

MISCELLANEOUS

16.1 Interpretation of the Covenants. Except for judicial construction, the Association, by its Board and Architectural Review Committee, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefitted or bound by the Covenants hereof.

16.2 Severability. Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

16.3 Change of Circumstances. Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

16.4 Rules and Regulations. In addition to the right to adopt rules and regulations on the matters expressly mentioned elsewhere in this Declaration, the Association (through its Board and Committee) shall have the right to adopt rules and regulations with respect to all other aspects of the Association's rights, activities and duties, provided said rules and regulations are not inconsistent with the provisions of this Declaration, The Articles and Bylaws or any applicable Architectural Guidelines.

16.5 Declarant's Disclaimer of Representations. Anything to the contrary in this Declaration notwithstanding, and except as otherwise may be expressly set forth on a recorded plat or other instrument recorded in the office of the County Recorder of Maricopa County, Arizona, Declarant makes no warranties or representations whatsoever that the plans presently envisioned or the complete development of Sunset Vista can or will be carried out, or that any land now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration or any other declaration, or that any such land (whether or not it has been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or if that land is one used for a particular use, such use will continue in effect.

16.6 No Warranty of Enforceability. While Declarant has no reason to believe that any of the Covenants contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such Covenants. Any Owner acquiring a Lot in Sunset Vista in reliance on

one or more of the Covenants shall assume all risks of the validity and enforceability thereof and by acquiring any Lot agrees that Declarant shall have no liability therefor.

16.7 References to the Covenants in Deeds. Deeds or any instruments affecting any part of Sunset Vista may contain the Covenants herein set forth by reference to this Declaration; but regardless of whether any such reference to this Declaration is made in any Deed or instrument, each and all of the Covenants shall be binding upon the Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assigns.

16.8 Gender and Number. Wherever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

16.9 Captions and Titles. All captions, titles or headings of the Articles and Paragraphs in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

16.10 Notices. If notice of any action or proposed action by the Board or any committee or of any meeting is required by applicable law, this Declaration or resolution of the Board to be given to any Owner or Resident then, unless otherwise specified herein or in the resolution of the Board, such notice requirement shall be deemed satisfied if notice of such action or meeting is published once in any newspaper in general circulation within Maricopa County or its successor or Sunset Vista. This Paragraph shall not be construed to require that any notice be given if not otherwise required, and shall not prohibit satisfaction of any notice requirement in any other manner. If notice is made by mail, it shall be deemed to have been received twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to such person at the address given by that person to the Association for the purpose of service of such notice, or to the address of the Lot owned by such person if no address has been given. Notice to the Board or to the Architectural Review Committee shall be delivered or sent by certified mail to the office of the Association.

16.11 Litigation. Notwithstanding anything set forth in Article XV hereinabove, the following actions may be filed in a court of competent jurisdiction by the Association (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments as provided in Article VII hereof, (c) proceedings involving challenges to taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. In such legal actions the prevailing party may be awarded its attorneys fees, costs and expenses of bringing the action.

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the day and year first above written.

ELLIOTT HOMES, INC., an Arizona corporation

By: [Signature]
Allie C. Evenson,
Its: [Signature]

STATE OF ARIZONA)
) s s.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5th day of AUGUST, 2004, by Allie C. Evenson, the V.P. of ELLIOTT HOMES, INC., an Arizona corporation, for and on behalf thereof.

[Signature]
NOTARY PUBLIC

My Commission Expires:



Notary Public State of Arizona
Maricopa County
Amy L. Brinson
Expires March 18, 2005