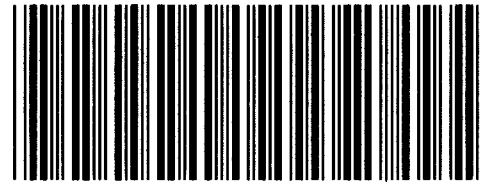


When recorded, mail to:

Ellen M. Van Riper
Martinez & Curtis, P.C.
2712 N. Seventh Street
Phoenix, Arizona 85006



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MARICOPA COUNTY RECORDER
HELEN PURCELL
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1 OF 2

HENSLEYE

**FIRST AMENDMENT TO THE RESTATED COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR CAREFREE SENTINEL
ROCK ESTATES LOTS 1 THROUGH 62**

Section 1. Paragraph 2.5 of the Restated Covenants, Conditions, and Restrictions for Carefree Sentinel Rock Estates Lots 1 through 62 ("Declaration"), recorded in the Official Records of Maricopa County, Arizona, at Docket No. 98-1171829 on December 28, 1998, is hereby amended to read as follows (changes appear in capital letters):

2.5 LAND AND BUILDING TYPE

All buildings, fences, walls and other structures constructed or erected on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any Lot. No mobile home, manufactured home, or factory-built buildings, as defined by federal or Arizona law, shall be placed on any Lot. Any residence constructed on Lots purchased (i.e., escrow has closed) after the date of the recordation of this Declaration shall have a minimum floor space of 2,500 square feet (livable), exclusive of open patios, porches, or attached garages. Two story, single family residences will be permitted on any Lot with the prior written approval of the Architectural Committee. When there is a second story, the ground level must contain at least 1,800 square feet of livable area. **OVERALL BUILDING OR STRUCTURAL HEIGHT SHALL NOT EXCEED THE APPLICABLE MAXIMUM HEIGHT PERMITTED BY THE TOWN OF CAREFREE ZONING ORDINANCE.**

Section 2. Paragraph 3.2 of the Declaration is hereby amended to read as follows (changes appear in capital letters):

3.2 EXTERIOR REPAINT

If repainting of the exterior remains the same, approval by the Architectural Committee is not necessary. If the color is changed without approval, or the light reflective value does not meet the standards of the SITE DEVELOPMENT REGULATIONS (55% OR LOWER), then the Lot Owner will repaint with an acceptable color, at his or her own expense, within sixty (60) days.

Section 3. Paragraph 3.6 of the Declaration is hereby amended to read as follows (changes appear in capital letters):

3.6 RENTING/LEASING

No guest house or portion of a dwelling unit located on a Lot may be rented. However, nothing herein shall prevent the Lot Owner from renting or leasing the entire residential dwelling unit and guest house to a single family OR PERSON, FOR A PERIOD OF NOT LESS THAN SIX (6) MONTHS. IN SUCH EVENT, NO PORTION OF THE RESULTING RENTAL OR LEASE TERM SHALL BE THEREAFTER SUBLET BY THE TENANT OR LESSEE FOR ANY PURPOSE OR UPON ANY TERMS.

Section 4. Except as expressly amended herein, all Paragraphs of the Declaration shall remain in full force and effect.

CERTIFICATE OF AMENDMENT

The undersigned, being the duly elected President of the Carefree Sentinel Rock Estates Homeowners Association, hereby certifies that the aforesaid First Amendment to the Restated Covenants, Conditions, and Restrictions for Carefree Sentinel Rock Estates Lots 1 Through 62 received sufficient written approval or affirmative votes to be adopted as required by Paragraph 7.3.1 of the Declaration; and that as a result of the foregoing, and proper notice having been given, said amendment has been duly adopted by the Lot Owners pursuant to Paragraph 7.3.1.

In witness whereof, I have affixed my hand this 30th day of May, 2004, on behalf of the Association.

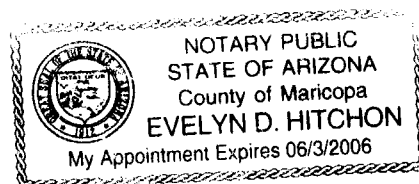
CAREFREE SENTINEL ROCK ESTATES
HOMEOWNERS ASSOCIATION, an Arizona
not for profit corporation

By Maryann Savino
Maryann Savino

Its President

[Signature]
Notary Public

SEAL




20040629139
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

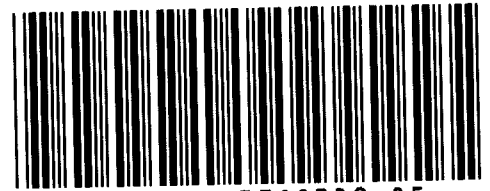
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By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=307984>

When recorded, mail to:

Ellen M. Van Riper
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Phoenix, Arizona 85006



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MARICOPA COUNTY RECORDER
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2 OF 2

HENSLEYE

FIRST AMENDMENT TO THE RESTATED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CAREFREE SENTINEL ROCK ESTATES LOTS 63 THROUGH 133

Section 1. Paragraph 2.5 of the Restated Covenants, Conditions, and Restrictions for Carefree Sentinel Rock Estates Lots 63 through 133 ("Declaration"), recorded in the Official Records of Maricopa County, Arizona, at Docket No. 98-0860420 on September 28, 1998, is hereby amended to read as follows (changes appear in capital letters):

2.5 LAND AND BUILDING TYPE

All buildings, fences, walls and other structures constructed or erected on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any Lot. No mobile home, manufactured home, or factory-built buildings, as defined by federal or Arizona law, shall be placed on any Lot. Any residence constructed on Lots purchased (i.e., escrow has closed) after the date of the recordation of this Declaration shall have a minimum floor space of 2,500 square feet (livable), exclusive of open patios, porches, or attached garages. Two story, single family residences will be permitted on any Lot with the prior written approval of the Architectural Committee. When there is a second story, the ground level must contain at least 1,800 square feet of livable area. **OVERALL BUILDING OR STRUCTURAL HEIGHT SHALL NOT EXCEED THE APPLICABLE MAXIMUM HEIGHT PERMITTED BY THE TOWN OF CAREFREE ZONING ORDINANCE.**

Section 2. Paragraph 3.2 of the Declaration is hereby amended to read as follows (changes appear in capital letters):

3.2 EXTERIOR REPAINT

If repainting of the exterior remains the same, approval by the Architectural Committee is not necessary. If the color is changed without approval, or the light reflective value does not meet the standards of the **SITE DEVELOPMENT REGULATIONS (55% OR LOWER)**, then the Lot Owner will repaint with an acceptable color, at his or her own expense, within sixty (60) days.

Section 3. Paragraph 3.6 of the Declaration is hereby amended to read as follows (changes appear in capital letters):

3.6 RENTING/LEASING

No guest house or portion of a dwelling unit located on a Lot may be rented. However, nothing herein shall prevent the Lot Owner from renting or leasing the entire residential dwelling unit and guest house to a single family **OR PERSON, FOR A PERIOD OF NOT LESS THAN SIX (6) MONTHS. IN SUCH EVENT, NO PORTION OF THE RESULTING RENTAL OR LEASE TERM SHALL BE THEREAFTER SUBLET BY THE TENANT OR LESSEE FOR ANY PURPOSE OR UPON ANY TERMS.**

Section 4. Except as expressly amended herein, all Paragraphs of the Declaration shall remain in full force and effect.

CERTIFICATE OF AMENDMENT

The undersigned, being the duly elected President of the Carefree Sentinel Rock Estates Homeowners Association, hereby certifies that the aforesaid First Amendment to the Restated Covenants, Conditions, and Restrictions for Carefree Sentinel Rock Estates Lots 63 Through 133 received sufficient written approval or affirmative votes to be adopted as required by Paragraph 7.3.1 of the Declaration; and that as a result of the foregoing, and proper notice having been given, said amendment has been duly adopted by the Lot Owners pursuant to Paragraph 7.3.1.

In witness whereof, I have affixed my hand this 30th day of May, 2004, on behalf of the Association.

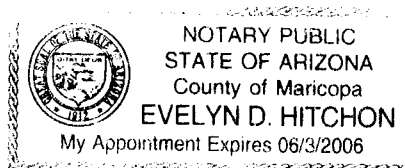
CAREFREE SENTINEL ROCK ESTATES
HOMEOWNERS ASSOCIATION, an Arizona
not for profit corporation

By *Maryann Savino*
Maryann Savino

Its President

[Signature]
Notary Public

SEAL



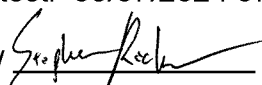
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20040629140
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MARICOPA COUNTY RECORDER
STEPHEN RICHER



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

Attest: 05/07/2024 07:55:34 AM

By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=307991>