



August 16, 2021

David McKay, Manager
Assured and Adequate Water Supply
Arizona Department of Water Resources
1110 W. Washington Street Suite 310
Phoenix, Arizona 85007

Re: Final Plat Approval for Cliff Rose Unit 3, Phase B, **22** lots
Request for Increase in Allowable Groundwater Allocation

Dear Mr. McKay,

The City of Prescott requests the Arizona Department of Water Resources to increase the City's allowable groundwater allocation based upon the recording of the final plat for Cliff Rose Unit 3.

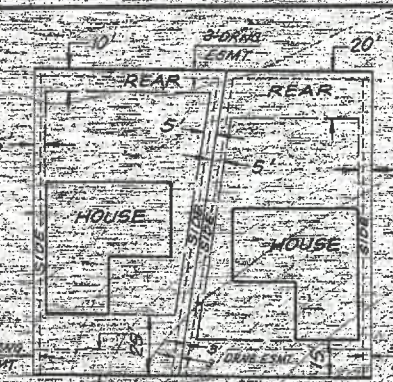
As specified in Condition 8 of Decision and Order of the Director, No. 86-401501.0001, the City submits the following information for the Department's review with regard to the above referenced subdivision:

Submittals Required as per Condition 8 of Decision and Order No. 86-401501.0001	Attachments
1. A request to increase the groundwater allocation.	This letter serves as the request.
2. Reference to the subdivision in Exhibit B of the D&O for this request.	Attachment 2
3. A copy of the Preliminary Plat for Cliff Rose Unit 3 P.A.D, dated April 1, 1993.	Attachment 3
4. At the Regular Council Meeting held May 25, 1993, the Preliminary Plat for Cliff Rose, Unit 3 was approved for 94 lots and 6 tracts on 47.45 acres.	Attachment 4
5. At the Regular Council Meeting held on September 14, 1993, the Final Plat for Cliff Rose Unit 3, Phase B, was approved, for 21 lots.	Attachment 5
6. Cliff Rose Final Plat, recorded September 14, 1993. Please note that lot 247 in Unit 3, Phase C, was included in Phase B due to an earlier building schedule, for a total of 22 lots.	Attachment 6
7. a) A calculation of projected groundwater use for the Final Plat b) Include landscaping plans for Open Space c) CC&Rs related to water use, and d) Any commercial properties included within the Subdivision.	a) Attachment 7 b) native desert c) Attachment 8 d) N/A

Attachment B: Subdivisions Eligible to Receive the Groundwater Allowance

Subdivision Name	Number of Lots on Preliminary Plat	Number of Lots on Final Plats Submitted to ADWR	Remaining Lots that Can Receive Groundwater Allowance Increase
Cliff Rose, Unit 3 <i>22 lots</i>	21	0	21
Dells at Prescott Lakes	167	101	66
Lakeside@ Prescott Lakes	240	35	205
Mason Ridge	14	0	14
Peaks Unit I @ Prescott Lakes	665	0	665
Peaks Unit II @ Prescott Lakes	150	124	26
Prescott Lakes: Estates Unit 2	239	163	76
Prescott Lakes: Estates Unit 3	12	0	12
Prescott Lakes: Pines	231	216	15
Prescott Lakes: Pinnacle Unit 1	62	0	62
Prescott Lakes: Pinnacle Unit 2	340	0	340
Summit Unit 2	227	133	94
The Club at Forest Trails	49	0	49
Yavapai Hills	1,632	239	1,393
Yavapai Hills in Prescott Valley	489	0	489
Total	4,538	1,011	3,527

PRELIMINARY PLAT OF
CLIFF ROSE - UNIT 3, P.A.D.
A PORTION OF SECTION 23, T14N, R2W, G. & S.R.B. & M.
YAVAPAI COUNTY, ARIZONA



SCALE IN FEET
0 100 200
CONTOUR INTERVAL = 5 FT

SUBDIVIDER: Dan Savage,
P.O. Box 1419,
Prescott, Arizona 86302,
443-1307

ENGINEER: Dave B. Associates, Inc.,
Peter S. Johnson (PE 22234, CS 6558),
310 East Union Street,
Prescott, Arizona 86302,
778-7587

UTILITIES: Electric - Arizona Public Service,
Telephone - U.S. West Communications,
Water - City of Prescott,
Sewer - City of Prescott,
Gas - Citizens Utilities,
Cable - Paragon Cable

SITE DATA: 94 lots, 6 blocks,
Total Area: 47.85 acres

LOT DATA: Smallest lot: 2,448 square feet
Largest lot: 19,216 square feet

ZONING	EXISTING	PROPOSED
LOTS 179 - 272 EXCLUDING LOT 281 & PORTIONS OF LOTS 258 & 260	RA-9, P.A.D.	NO CHANGE
TRACT "A" (OPEN SPACE)	RA-9, P.A.D.	NO CHANGE
TRACT "B" (OPEN SPACE)	RA-9, P.A.D.	NO CHANGE
TRACT "C"	RA-35	RA-9, P.A.D.
TRACT "D"	RA-35	RA-9, P.A.D.
TRACT "E"	RA-35	RA-9, P.A.D.
TRACT "F"	RA-35	RA-9, P.A.D.

NOTES:

1. All streets to be built to City of Prescott Standards, dedicated to and maintained by the public.

2. Cliff Rose Subdivision lies within the assured water supply area as designated by the Arizona State Department of Water Resources, as recorded in Book 1340-17 of Official Records, Yavapai County Recorder's Office, Pages 48-198.

REGULAR COUNCIL MEETING - MAY 25, 1993 - continued:CONSENT AGENDA - continued:

- B. Approve the Reappointment of Robert Ellingson and Appointment of Currie Lee and Walter Bull to the Airport Advisory Committee, all terms to expire May 26, 1996; Appointment of Steven Campbell to the Acker Trust Board, term to expire June 10, 1996; and Reappointment of Richard Yetman to the Advisory and Appeals Board, term to expire June 11, 1996.
- C. Approve the Preliminary Plat for Cliff Rose, Unit III, located at U.S. Highway 89, 1/4 mile north of Delano Avenue, north of Cliff Rose, Unit I, off Boardwalk, consisting of 94 lots and 6 tracts on 47.45 acres, subject to the conditions as recommended by the Planning and Zoning Commission. (SP-9207/Savage)
- D. Approve the funding agreement with Prescott Community Access Channel for the term of July 1, 1993 through June 30, 1994.
- E. Approve the expenditure of \$9,774.00 for advertising Antelope Hills Golf Courses during the months of May and June in the Arizona Republic.
- F. Award the bid received from International Surfacing, Inc., in the amount of \$246,158.64, for the application of asphalt rubber chip seal to 20 streets.
- G. Approve Amendment No. 4 to Contract #92-55, in the amount of \$4,645.00, with WRA, Inc., for compliance testing on Airport Projects PAC 3A and 4.
- H. Award the bid received and a construction contract to Advance Tank and Construction, in the amount of \$782,172.00, for construction of the 5 million gallon water tank at the Chino Valley Water Production Facility for the Chino Valley 5 million gallon forebay tank.
- I. Award the bid received from Yavapai Block, Prescott, in an amount not to exceed \$14,000.00, for furnishing 1,000 tons of cinders.
- J. Award the bid received from West Coast Equipment, Glendale, in an amount not to exceed \$9,000.00 for furnishing mobile street sweeper brooms.
- K. Set joint meeting with Airport Advisory Committee for Tuesday, June 15, 1993 at 8:00 A.M. to discuss airport financial issues.

REGULAR COUNCIL MEETING - MAY 25, 1993 - continued:

Memo - continued:

PLANNING AND ZONING RECOMMENDATION:

At their regular meeting of May 6, 1993, the Planning and Zoning Commission voted 4:0 to recommend approval of this amendment, with Mr. Biele and Ms. Smith-Fornara absent and Mr. Tweith voting "no." Mr. Tweith believed this area would and should be developed but was greatly concerned with only one road serving this proposed subdivision which concentrates traffic in an already congested area.

Conditions of this recommendation of approval are as follows:

1. That all federal (including, but not limited to EPA), state (including, but not limited to ADWR and ADEQ), county, and city statutes, regulations, ordinances and requirements are followed.
2. That the development occur in general conformance with the Site Plan.
3. That the right-of-way to the Delano Avenue collector alignment through the property be dedicated as each phase occurs.

SUGGESTED MOTION:

If the Council so desires, the suggested motion would be:

MOVE TO CLOSE THE PUBLIC HEARING.

Mayor Rutkowski opened the **Public Hearing** regarding a **rezoning** for property located adjacent to Cliff Rose, Unit II. (RZ-9204/**Unit III/Savage**)

City Clerk Watson reported this Public Hearing was to consider a request to rezone from Residence A-35 to Residence A-9, Residence A-9 PAD, Residence B and Business A for property generally located adjacent to **Cliff Rose Unit II**, north of Delano and Boardwalk and the west side of Highway 89 (tracts C, D, E, and F), consisting of approximately 18.4 acres for development.

There being no comments from the Council or public, Councilman Harrington MOVED to CLOSE the public hearing, which was SECONDED by Councilwoman Holaday, which carried unanimously.

P-25

REGULAR COUNCIL MEETING - MAY 25, 1993 - continued:MEMORANDUM:

SUBJECT: **Rezoning Request for Cliff Rose Unit III**
File No. RZ-9204 - Ordinance No. 3088

DATE: May 10, 1993

=====

Applicant:	Don Savage	Agent:	Gordon Bower
	POB 1419		Dava & Associates
	Prescott, AZ 86302		310 East Union
	445-1307		Prescott, AZ 86303
			778-7587

Location: U.S. Highway 89A, 1/4 mile north of Delano Street at the Cliff Rose development (part of parcel nos. 105-04-05A and 30)

Request: Rezone from Residence A-35 to the following:
Tract C and D (11.26 acres) to Residence A-9 PAD
Tract E (3.39 acres) to Residence B
Tract F (3.47 acres) to Business A

Request is to provide additional property to the proposed Cliff Rose Unit III and future Unit IV.

Proposed density: Density is controlled by the Zoning designation and existing Planned Area Development Master Plan.

General Plan Designation: Certain areas of the City, by their potential current location or utilization embraces a variety of impacts. These areas are designated for special consideration and study.

Planning and Zoning recommendation: Approval with conditions.

Surrounding land:

<u>Direction</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Use</u>
North	Special Consideration and Study	RA-35,FPCD, BA	Proposed Stonebridge Dev.
South	Special Consideration and Study	RA-9 PAD	Cliff Rose Development
East	Intense	FPCD	Hwy 89/Granite Creek Flood Plain
West	Moderate	RA-9	Cliff Rose Development

REGULAR COUNCIL MEETING - MAY 25, 1993 - continued:

Memo - continued:

Previous Council Action: RZ-8417 (6/11/85) Rezoned from RA-35 to RA-9, Ord. # 1736;
SP-8418 (7/8/85) Approval of Cliff Rose Master Plan and Unit I; SP-9118 (5/11/92)
Approval of Cliff Rose Unit II

Utilities Provided: City Water x Other
City Sewer x Other
Electric x
Gas x

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BACKGROUND:

The applicant is the developer of Cliff Rose Subdivision, a Planned Area Development. Units I and II are typically 9,000 sq. ft. average lots sizes with Common Open Space in lieu of smaller lots. A future phase is scheduled for townhouse development. The total allowable density is 4.4 du/ac., as previously approved on the Master Plan for Cliff Rose.

The subject of this request is to zone properties outside the Master Plan for reasons to be discussed below. The proposed Unit III will continue in the same fashion as previous units and in conformance with the Master Plan.

The request is, in part, driven by the Fire Department's concerns for an emergency second access to Highway 89A, with the development of Unit II at or near the collector street intersection of Highway 89A proposed with the development of Stonebridge (Goldwater Ranch). The applicant needed additional property to accomplish said access. This access will ultimately be developed as a full street, with improvements, with Unit IV, or when the subject tracts are developed for multi-family and business purposes. The access street would tie into the collector access for Stonebridge and would not create an additional intersection on Highway 89A.

PROPOSED DEVELOPMENT PLAN:

The applicant's request is to rezone four tracts: Tract C and D, comprising approximately 11 acres, from Residence A-35 to Residence A-9 PAD for single family lots; Tract E, containing approximately 3.39 acres, from Residence A-35 to Residence B; and Tract F, with 3.47 acres, from Residence A-35 to Business A

Tract C proposes to expand the Cliff Rose Unit III preliminary Plat (application pending on this agenda) by the addition of 8 lots, and provides 9 acres for future Residence A-9 lot development. This would provide a maximum of 4.4 du/ac., PAD, which is consistent with the existing Cliff Rose developments. Tract D would be used for RV storage as shown on the Master Plan.

Tract E will provide 3.4 acres for multi-family development between the single family and business districts.

NORMAL BUSINESS

I. APPROVAL OF MINUTES:

- A. Regular Council Meeting - August 24, 1993

II. PRESENTATIONS/PROCLAMATIONS:

- A. Lindsay Bell - Transportation update.
- B. Proclamation - "Try American Day", September 6, 1993.

AGENDA ITEMS

CONSENT ITEMS: ALL THOSE ITEMS LISTED BELOW MAY BE ENACTED BY ONE MOTION AND CONSIDERED AS CONSENT AGENDA ITEMS. HOWEVER, ANY ITEM MAY BE REMOVED FROM THE CONSENT AGENDA AND DISCUSSED IF A COUNCIL MEMBER SO REQUESTS.

THE RESOLUTIONS INCLUDED IN THE CONSENT AGENDA HAVE BEEN POSTED IN ORDER TO WAIVE THE READING OF THE BODY OF THE RESOLUTIONS.

I. CONSENT AGENDA:

ACTION: MOVE to ADOPT Consent Agenda, Items A. through U.

- A. Approve Final Plat of **Cliff Rose Unit 3, Phase A & B**, located on U.S. Highway 89, north of Delano Avenue, consisting of 53 single family lots on 14.9 acres. (Don Savage, applicant) (Public Services Director Long)
- B. Approve Final Plat of **Eagle Ridge Unit II Subdivision**, located east of Eagle Ridge Unit 1 at the south end of the existing Rosser Street, consisting of 119 single family lots on 45 acres. (Chamberlain Enterprises, applicant) (Public Services Director Long)
- C. Approve payment of \$15,000 to the Arizona Department of Environmental Quality for **permit registration fees** for the Sundog and Airport Wastewater Treatment Plant facilities and the infiltration basins. (Sewer Fund) (Public Services Director Long)
- D. Approve **Change Order #1** to Contract #93-002 with **Rural Electric**, in the amount of \$26,550.00 to install power system in conduit for lighting new parallel runway and taxiway at the airport. (Airport Fund-City share \$1,186.79/Grant funds) (Public Services Director Long)

Attachment 7, Cliff Rose, Unit 3, Phase B

No. of Accounts	No. of Accounts 60 months (5 Years)	Annual Water Use acre-feet / year	Average Use by Lot acre-feet / year
22	22	3.43	0.16

Attachment 8, CC&Rs

DATE	BOOK / PAGE	DESCRIPTION
3/31/1987	1918 / 747	Articles of Association and Declaration of CC&Rs Standard contract addressing definitions, memberships and voting rights, dues, architectural control and deed restrictions.
2/03/1988	2019 / 420	Amendment to Articles of Association and CC&Rs Allows for annexations of future phases; front yard setbacks; minor details
8/04/1988	2067 / 127	Second Amendment to Articles of Association and CC&Rs Annexes Unit 1 Phases B, C, D, E, and common areas
11/27/1996	3319 / 110	Declaration of CC&Rs Annexes Unit IV, Phase A
10/20/1997	3501 / 286	Third Amendment to the Articles of Association and CC&Rs Dues can be increased or decreased based on percentage of lot ownership; only one SFR/lot, minimum 1200 square feet; No parking on unpaved area; dogs leashed and waste removed
6/02/1999	3668 / 628	Declaration of CC&Rs All annexed areas are subject to the Articles of Association and CC&Rs.
8/24/2004	4180 / 85	Notice of Community Association Legal Name: Cliff Rose Homeowners Association a Planned Area Development; lists all of the previous Books / Pages

City of Prescott
Prescott



INSTRUMENT # 8711991
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY
REQUEST OF:

CITY OF PRESCOTT

DATE: 03/31/87 TIME: 12:15

FEE: 18.00

BOOK 1918 PAGE 747 PAGES: 018

ARTICLES OF ASSOCIATION AND
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

OF

CLIFFROSE, A PLANNED AREA DEVELOPMENT

8/8	1	P	4	✓	Co	5	St
Bk					Map		Pcl

FRANKLIN DON SAVAGE, KAREN R. SAVAGE, W.C. SAVAGE and CAROLYN SAVAGE, being the OWNERS of the proposed CLIFFROSE PLANNED AREA DEVELOPMENT (hereinafter "P.A.D."), according to the plat incorporated herein and recorded in the office of the County Recorder of Yavapai County in Book 26, pages 37 to 40, hereby set forth the Articles of Association and Declaration of Covenants, Conditions and Restrictions, which will apply to and be binding upon each LOT in the CLIFFROSE P.A.D. and shall run with the land.

R E C I T A L S

1. The Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "DECLARATION") is made on the date hereinafter set forth by the OWNERS listed above who are hereinafter referred to as "DECLARANTS".

2. DECLARANTS are the current OWNERS of certain property in the City of Prescott, Yavapai County, State of Arizona, more particularly described as:

BOOK 1918 PAGE 747

Lots numbered One (1) to Four Hundred Five (405) inclusive, in CLIFFROSE, a subdivision in Yavapai County, Arizona, according to the plat thereof on file and of record in the office of the County Recorder of Yavapai County in Book _____ of Maps, page _____.

3. DECLARANTS declare that the properties described above and any and all properties which may be acquired by DECLARANTS and made subject to the provisions of this DECLARATION should be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of and which will run with the real property and be binding on all parties having any right, title and interest in the described properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each OWNER thereof.

ARTICLE I

Definitions

Section 1:

"ASSOCIATION" shall refer to the Cliffrose Homeowners Association, its successors and assigns. ASSOCIATION shall be operated on a co-operative and non-profit basis. IF the ASSOCIATION is not initially incorporated, the LOT OWNERS may incorporate the ASSOCIATION under Arizona law.

Section 2:

"OWNER" shall refer to the record OWNER, whether one or more persons or entities, of the fee simple title to any LOT including



INSTRUMENT # 8806420
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY
REQUEST OF:

DON SAVAGE

DATE: 02/23/88 TIME: 16:30

FEE: 5.00

BOOK 2019 PAGE 429 PAGES: 083

RUSH

S	L	P	A	Co	St
Bk	Index				Pcl

AMENDMENT TO ARTICLES OF ASSOCIATION AND
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF
CLIFF ROSE, A PLANNED AREA DEVELOPMENT

Subsequent to March 31, 1987, Franklin Don Savage, Karen R. Savage, W.C. Savage and Carolyn Savage, who were owners and declarants of the Cliff Rose Planned Area Development in the original Declaration of Covenants, Conditions & Restrictions, conveyed and assigned all of their interests in Lots 1-19 of Cliff Rose to Savage Enterprises, Inc., an Arizona Corporation. Title to the lots is currently held in trust by Landmark Title Agency, Inc., an Arizona corporation, as trustee under subdivision Trust Agreement No. 5300.

Savage Enterprises, Inc., being the owner and successor in interest to the original Declarants, as "Declarant", this 12th day of February, 1988, hereby amends and modifies the Declaration of Covenants, Conditions & Restrictions dated March 31, 1987, that apply to Unit 1, Phase A and all additional units and phases, and recorded on the 31st day of March, 1987 in book 1918, pages 747-764 inclusive, in the office of the Yavapai County Recorder, as follows:

500-2019 PAGE 429

2/23/88

The preface, page 1, line 5, is amended to add: "Book of Maps
26, pages 37 to 40,"

RECITALS, Paragraph 2, is amended to add:

"These Covenants, Conditions and Restrictions shall initially
apply only to Phase 1, Lots 1-19 and related common areas. They
shall, however, allow for annexation of future phases and shall
apply automatically to subsequent phases as approved, unless fur-
ther amended prior to approval of additional phases."

Article III, Section 3, is amended to read:

"Hereafter, the annual meeting of members shall be held on or
about the 1st day of October of each year beginning October 1,
1988."

Article III, Section 5, is amended to substitute 19 Lots for
405 Lots (subject to allowance for annexation of future phases.)


Article IV, Section 5, paragraph A, is amended to read:

"A. Maximum Annual Assessment:

For a period of one (1) year immediately following the
conveyance of the first lot to a owner, the initial maximum annual
assessment shall be FIFTY DOLLARS (\$50.00).

Declarant is the owner of one hundred percent (100%) of all
lots and units to which the original Declaration of Covenants, Con-
ditions & Restrictions dated March 31, 1987 apply and to which this
Amendment shall apply."

Article V, Section 1, is amended to add a paragraph Q, as fol-
lows:


 INSTRUMENT # 8827886
 OFFICIAL RECORDS OF
 YAVAPAI COUNTY
 PATSY D. JENNEY
 REQUEST OF:
 SAVAGE ENTERPRISES INC
 DATE: 08/04/88 TIME: 09:00
 FEE: 5.00
 BOOK 2067 PAGE 127 PAGES: 002

SECOND AMENDMENT TO ARTICLES OF ASSOCIATION AND
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF
CLIFF ROSE, A PLANNED AREA DEVELOPMENT

5	1	4	Cr	5	St
Blk		Map		Pol	

Savage Enterprises, Inc., owner and successor in interest to the original Declarants, as "Declarant", this 3rd day of August, 1988, hereby amends and modifies the Declaration of Covenants, Conditions, and Restrictions dated March 31, 1987, that apply to Unit 1, Phase A and all additional units and phases, as recorded on the 31st day of March, 1987 in Book 1918, pages 747-764, inclusive, in the Office of the Yavapai County Recorder, as initially amended February 12, 1988, which amendment was included in Book 2019, pages 429-431, records of Yavapai County, Arizona, as follows:

RECITALS, Paragraph 2, is amended to add:

"The Articles of Association and Declaration of Covenants, Conditions & Restrictions of Cliff Rose, a Planned Area Development are amended to annex Phase B, Unit 1, Lots 48-65 and Lots 129-139, Phase C, Unit 1, Lots 20-47, Phase D, Unit 1, Lots 66-91 and Lots 114-128, and Phase E, Unit 1, Lots 92-113, and related common areas, according to Book 26 of Maps, pages 37-40, records of Yavapai County, Arizona.

The lots in each phase shall become irrevocably subject to the Articles of Association and Covenants, and Conditions and Restrictions at the time the first deed is recorded in that phase."

This Second Amendment confirms and reinstates that the annexed lots are subject to the original Articles and First Amendment. The Declarants reserve the right to file any and all necessary amendments, if any, required for approval of future phases.

Declarant hereby affirms all other terms and provisions set forth in the original Declaration of Covenants, Conditions & Restrictions, as previously amended.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Second Amendment this 3rd day of August, 1988.

SAVAGE ENTERPRISES, INC.

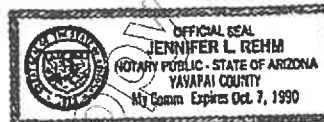
BY: Franklin Don Savage
FRANKLIN DON SAVAGE, President

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 3rd day of August, 1988, before me, the undersigned Notary Public, personally appeared FRANKLIN DON SAVAGE, known to me (or satisfactorily proven) to be the President of Savage Enterprises, Inc., an Arizona corporation, and that he, as such officer, being authorized to do so, executed the same for the purposes therein contained.


My Commission Expires:

October 7, 1990



B00-2067 PAGE 128

MAILED
DON SAVAGE
BOX 1417
PRESCOTT AZ. 86302

	INSTRUMENT : 9667652	
	OFFICIAL RECORDS OF	
	YAVAPAI COUNTY	
	MARGO W. PARKER	
	REQUEST OF	
DON SAVAGE		
DATE: 11/27/96 TIME: 1:10		
FEE: 5.00 SC 4.00 PL 1.00		
BOOK 3319 PAGE 110 PAGES 002		

10	11
12	13
14	15
16	17
18	19
20	21
22	23
24	25
26	27
28	29
30	31

11/27/1996

**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF
CLIFF ROSE, A PLANNED AREA DEVELOPMENT**

Savage Enterprises, Inc., owner and successor in interest to the original Declarants as "Declarant", this 27th day of November, 1996, hereby amends and modifies the Declaration of Covenants, Conditions, and Restrictions dated March 31, 1987, that apply to Unit 1, Phase A and all additional units and phases, as recorded on the 31st day of March, 1987 in Book 1918, pages 747-764, inclusive, in the office of the Yavapai County Recorder, as initially amended February 12, 1988, which amendment was included in Book 2019, pages 429-431, records of Yavapai County, Arizona as follows:

RECITALS, Paragraph 2, is amended to add:

"The Articles of Association and Declaration of Covenants, Conditions & Restrictions of Cliff Rose, a Planned Area Development are amended to annex Phase A, Unit IV, Lots 273-297 and Lots 329-332, according to M. & P. 33-10, records of Yavapai County, Arizona.

The lots in each phase shall become irrevocably subject to the Articles of Association and Covenants, and Conditions and Restrictions at the time the first deed is recorded in that phase."

This Third Amendment confirms and reinstates that the annexed lots are subject to the original Article and First

BOOK 3319 PAGE 110

Amendment. The Declarants reserve the right to file any and all necessary amendments, if any, required for approval of future phases.

Declarant hereby affirms all other terms and provisions set forth in the original Declaration of Covenants, Conditions & Restrictions, as previously amended.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Third Amendment this 27th day of November, 1996.

SAVAGE ENTERPRISES, INC.

BY: Franklin Don Savage

FRANKLIN DON SAVAGE, President

STATE OF ARIZONA)

) ss.

County of Yavapai)

On this 27th day of November, 1996, before me, the undersigned Notary Public, personally appeared FRANKLIN DON SAVAGE, known to me (or satisfactorily proven) to be the President of Savage Enterprises, Inc., an Arizona corporation, and that he, as such officer, being authorized to do so, executed the same for the purposes therein contained.

Harline Swirford
Notary Public

My Commission Expires:

JAN. 31, 1999



BOOK 3319 PAGE 111

Recorded at the Request of:

When Recorded, Mail to:

MAN SAVAGE

21 BOX 1919

RESORT AZ

86,302



INSTRUMENT # 9759896
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY-COLON
REQUEST OF:

DON SAVAGE

DATE: 10/20/97 TIME: 12:30

FEE: 5.00 SC: 4.00 PT: 1.00

BOOK 3501 PAGE 286 PAGES 004

RE	FILE
MP	10
PCU	11
1	10
X	

10/20/97

THIRD AMENDMENT TO CCR'S

BOOK 3501 PAGE 286

THIRD AMENDMENT TO ARTICLES OF ASSOCIATION AND
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF
CLIFF ROSE, A PLANNED AREA DEVELOPMENT

Savage Enterprises, Inc., owner and successor in interest to the original Declarants, as "Declarant", this 20th day of OCT., 1997, hereby amends and modifies the Declaration of Covenants, Conditions and Restrictions dated March 31, 1987, that apply to Unit 1, Phase A and all additional units and phases, as recorded on the 31st day of March, 1987 in Book 1918, Pages 747-764, inclusive, in the office of the Yavapai County Recorder, as initially amended February 12, 1988, which amendment was included in Book 2019, Pages 429-431, and amended August 3, 1988, which amendment was included in Book 2067, Pages 127-128, records of Yavapai County, Arizona, as follows:

Article IV, Section 5, Paragraph B, is amended to read:
B. From and after the end of one (1) year immediately following the conveyance of the first LOT to an OWNER, the maximum annual assessment for each LOT may be increased or decreased based on the percentage of LOT ownership and/or the percentage increase of liability insurance, taxes, expenses, and fees associated with the Common Areas. The Board of Directors of the Association shall fix the annual assessment.

Mail to:
Don Savage
P O BOX 1419
Prescott, AZ 86302

3154683 BK 3668 PG 628
Yavapai County
Patsy Jenner-Colon, Recorder
06/02/1999 04:19P PAGE 1
CAPITAL TITLE AGENCY
RECORDING FEE 5.00
SURCHARGE 4.00
POSTAGE 1.00

6/2/99

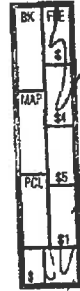
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF
CLIFF ROSE, A PLANNED AREA DEVELOPMENT

Savage Enterprises, Inc., owner and successor in interest to the original Declarants as "Declarant", this 2nd day of June, 1999, hereby amends and modifies the Declaration of Covenants, Conditions, and Restrictions dated March 31, 1987, that apply to Unit 1, Phase A and all additional units and phases, as recorded on the 31st day of March, 1987 in Book 1918, Pages 747-764, inclusive, in the office of the Yavapai County Recorder, as initially amended February 12, 1988, which amendment was included in Book 2019, pages 429-431, records of Yavapai County, Arizona, amended October 20, 1997, which amendment was included in Book 3501, pages 286, records of Yavapai County, Arizona as follows:

RECITALS, Paragraph 2, is amended to add:

"The Articles of Association and Declaration of Covenants, Conditions & Restrictions of Cliff Rose, a planned area Development are amended to annex Phase B, Unit IV, Lots 298-328 and Lots 333-341, according to M. & P. 38, 81 & 82, records of Yavapai County, Arizona.

The lots in each phase shall become irrevocably subject to the Articles of Association and Covenants, and Conditions



and Restrictions at the time the first deed is recorded in that phase."

This Annexation confirms and reinstates that the annexed lots are subject to the original Article and First Amendment. The Declarants reserve the right to file any and all necessary amendments, if any, required for approval of future phases.

Declarant hereby affirms all other terms and provisions set forth in the original Declaration of Covenants, Conditions & Restrictions, as previously amended.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Annexation this 2nd day of June, 1999.

SAVAGE ENTERPRISES, INC.

BY: John Terry Savage
JOHN TERRY SAVAGE, President

STATE OF ARIZONA)
) ss
County of Yavapai)

On this 2nd day of June, 1999, before me, the undersigned Notary Public, personally appeared JOHN TERRY SAVAGE, known to me (or satisfactorily proven) to be the President of Savage Enterprises, Inc., an Arizona Corporation, and that he, as such officer, being authorized to do so, executed the same for the purposes therein contained.

Notary Public

My Commission Expires: 5-12-2003





When recorded, return to:

CLIFF ROSE HOMEOWNERS ASSOC.
P.O. Box 10831
Prescott AZ 86304

3757443 BK 4180 PG 85
Yavapai County, Arizona
Patsy Jenney-Colon, Recorder
08/24/2004 01:22P PAGE 1 OF 2
CLIFF ROSE HOMEOWNERS ASSOC
RECORDING FEE 5.00
SURCHARGE 8.00
POSTAGE 1.00

8/24/2004

NOTICE OF COMMUNITY ASSOCIATION

Pursuant to A.R.S. 33-1256(J) or 33-1807(J), notice is hereby given of the following information:

1. Legal/Corporate Name of Association: **Cliff Rose Homeowners Association, a Planned Area Development.**
2. Trade or a/k/a Name of Association: None
3. Managing Agent: None
4. Association Address: P.O. Box 10831, Prescott, AZ 86304
5. Association Telephone Number: None
6. Name of Community/Subdivision: **Cliff Rose**

7. Declaration Recording Information:

Document	Date	Recording Number
Articles of Association and Declaration of CC&R's of Cliff Rose, a Planned Area Development	3/31/1987	1471208 BK 1918 PG 747
Amendment to Articles of Association and Declaration of CC&R's of Cliff Rose, a Planned Area Development	2/23/1988	1517797 BK 2019 PG 429

Second Amendment to Articles of Association and Declaration of CC&R's of Cliff Rose, a Planned Area Development 8/04/1988

1539263

BK 2067

PG 128

Declaration of CC&R's of Cliff Rose, a Planned Area Development 11/27/1996

2045893

BK 15319

PG 110

Third Amendment to Articles of Association and Declaration of CC&R's of Cliff Rose, a Planned Area Development 10/20/1997

2112227

BK 3501

PG 286

Declaration of CC&R's of Cliff Rose, a Planned Area Development 6/2/1999

3154683

BK 3668

PG 628

Declaration of CC&R's of Cliff Rose, A Planned Area Development 1/31/2002

3426756

BK 3898

PG 6

Declaration of Annexation of CC&R's for Cliff Rose-7 5/28/2004

3723954 BK 4152

PG 443

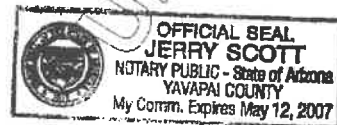
Dated: August 24, 2004

Gene Covell, President

STATE OF ARIZONA)
County of Yavapai)

ACKNOWLEDGED before me this 24 day of August, 2004, by Gene Covell, President of the Cliff Rose Homeowners Association, a Planned Area Development.

Notary Public



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