



INSTRUMENT # 8740943
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY
REQUEST OF:
JAMES W. PERRY
DATE: 10/14/87 TIME: 13:40
FEE: 5.00
BOOK 1981 PAGE 944 PAGES: 002

S	3	I	P	4	Co	5	Cst
Br					Map		Pcl

DECLARATION OF RESTRICTIONS FOR MILLSITE VILLAGE SUBDIVISION

BUYERS COVENANT AND AGREE AS FOLLOWS:

1. They will place no structure or improvement on the property other than a single family residence which shall be a minimum of 1,400 square foot main floor.
2. They will use in the construction of the residence, natural, forest colored brown and green tones for the roofing and siding.
3. Buyers will not have or locate on their premises a mobile home or trailer as a permanent residence or fixture. Buyers may have a camper, motor home or travel trailer on the premises for a maximum period of two hundred ten (210) days during construction of the residence.
Should the temporary motor home or other unauthorized structure remain on the premises after two hundred ten (210) days, Buyers agree that it may be removed by Sellers at Buyers' expense.
4. Buyers agree to complete the exterior residence construction during the year construction is started.
5. No trees shall be removed from the premises other than those absolutely necessary to be removed in the area of the residence.
6. Buyers will maintain approved spark arrestors on the chimneys.
7. Buyers are prohibited from starting or maintaining any fires outside of the residence.
8. Buyers agree not to construct any metal fences.
9. Buyers agree to keep all gates closed and locked.
10. The lot shall not be used for a dwelling prior to the time the dwelling is serviced by water and septic systems.
11. The lot may not be subdivided, nor conveyed in less than the full original dimensions of the lot.

800.1981 PAGE 944

12. Waste, rubbish and garbage will not be allowed to accumulate and must be removed in accordance with customary sanitation practices.

13. The lot will not be used for trade, business or commercial purposes.

14. Buyers may keep only domestic house pets on the premises and are prohibited from keeping other animals, including but not limited to horses, cattle and wild animals.

15. Licensed vehicles only are allowed. Licensed drivers only are allowed upon the common, private roads within the area of Millsite Village.

16. Structural Engineering approval shall be required.

ACCEPTED AND APPROVED:

James W. Perry
PO BOX 1784
Prescott, AZ 86302

Dated October 14, 1987

James W. Perry
JAMES W. PERRY - OWNER

STATE OF ARIZONA) ss:
COUNTY OF YAVAPAI)

This instrument was acknowledged before me, Linda S. Weedon, this 14th day of October, 1987 by James W. Perry.

In witness whereof I have hereunto set my hand and official seal.



Linda S. Weedon
Notary Public

END. 1981 PAGE 945