

2021-01798

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RICHARD GARCIA, RECORDER

OFFICIAL RECORDS OF LA PAZ COUNTY, AZ

04-14-2021 08:24 AM Recording Fee \$30.00

Recorded at the request of:
John C. Churchill

When recorded, return to:

**The Law Office of
John C. Churchill**
1300 Joshua Avenue
Parker, AZ 85344

**RECORDING OF
AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF RIVERS EDGE ESTATES**

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF RIVERS EDGE ESTATES**

THIS DECLARATION is made on the date hereinafter set forth by Parker Properties, LLC, a limited liability company, which is herein referred to as "Declarant."

WHEREAS, Declarant continues to own an interest in the property located in the County of La Paz, State of Arizona, which is more particularly described as:

See Exhibit "A" attached hereto and made a part thereof.

and, pursuant to Article VI, Section 10, of that certain First Amendment to Declaration of Covenants, Conditions, and Restrictions recorded in the office of the La Paz County Recorder on October 10, 2020, at Fee No. 2020 03579, hereby amends said Declaration and declares that the above described premises shall hereafter be held, transferred, sold, conveyed, leased, occupied and used subject to this amendment, which shall run with the land and be binding upon the Property and all parties having or acquiring any right, title, or interest in or to the Property, or any part thereof, and shall inure to the benefit of each owner thereof, Rivers Edge HOA, Inc., and any successor thereto, and each member thereof.

NOW, THEREFORE, Declarant hereby declares that all of the real property described on Exhibit "A" of the First Amendment to the Declaration of Covenants, Conditions and Restrictions shall be held, sold and conveyed subject to the following amendment, which is for the purpose of protecting the value and desirability of the property, and which shall run with the property and be binding on all parties having any right, title or interest in the described property or any of the lots which shall comprise the property, their heirs, grantees, successors, and assigns, and shall inure to the benefit of each of them:

That certain paragraph labeled "Height Limitations" located in Exhibit "C" attached thereto, as set forth on Page 13 thereof, is deleted, and replaced with the following paragraph:

"No building or structures constructed on Lots 1,2,3,4 and 5 shall exceed two stories in height. The definition of "story" shall be as defined by the County of La Paz, but a building shall be deemed to be single story if floor levels do not vary more than five (5) feet. Buildings or structures constructed on all lots shall not exceed two stories in height. The highest point of any building except the chimneys shall not exceed thirty-five (35) feet above the elevation of the Building Pad as defined below."

Except as amended by this Amendment, the First Amendment to Declaration of Covenants Conditions and Restrictions are affirmed in all respects and shall remain in full force and effect.

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Dated: April 1, 2021.

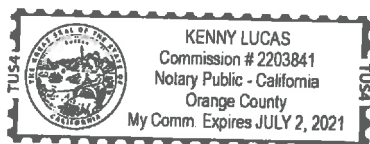
Parker Properties, LLC,
an Arizona Limited Liability Company by:



SCOTT W. GOODMAN, Managing Member

STATE OF California)
)ss.
County of Orange)

The foregoing instrument was acknowledged before me this 1 day of April, 2021, by Scott W. Goodman, as Managing Member of Parker Properties, LLC, an Arizona Limited Liability Company.



Notary Public

My commission expires: July 2, 2021