

**WHEN RECORDED RETURN TO:**

Verde Santa Fe Parcels 16 & 18 Homeowners Association  
c/o Kinney Management Services  
6303 South Rural Road #7  
Tempe, Arizona 85283

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**FIRST AMENDMENT  
TO  
NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR VERDE SANTA FE PARCELS 16 & 18**

This First Amendment to the Neighborhood Declaration of Covenants, Conditions, Restrictions and Easements for Verde Santa Fe Parcels 16 & 18 (the "Declaration") is made and effective as of the date of its recording.

**RECITALS**

WHEREAS, Verde Santa Fe Parcels 16 & 18 Homeowners Association (the "Association") is an Arizona non-profit corporation.

WHEREAS, the Association is governed by the Declaration recorded as Reception No. 3535282, BK 3991, PG 220 in the Yavapai County Recorder's Office.

WHEREAS, pursuant to Section 11.3 of the Declaration, the Declaration "may only be amended by the written approval or the affirmative vote, or any combination thereof, of ... sixty-seven percent (67%) of the votes then entitled to be cast."

WHEREAS, in accordance with Section 11.3 of the Declaration, the Owners approved the following amendment:

**AMENDMENT**

NOW, THEREFORE, the following Section (to be known as Section 3.35) is hereby added to the Declaration:

**3.35 Leasing.** All leases must be in writing and shall be for a term of no less than thirty (30) days (unless the lease is for the calendar month of February, in which the lease term may be 28 or 29 days as applicable). No Owner may lease less than his/her entire Lot or Residential Unit. An Owner shall notify the Association of any lease and shall provide the Association with the tenant information as allowed by A.R.S. 33-1806.01, as may be amended from time to time. The Owner shall be liable for any violation of the Declaration or any Association Rules promulgated thereunder by the tenant(s) or any other persons residing in the Residential Unit.

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IN WITNESS WHEREOF, the President of the Association hereby certifies that the First Amendment to the Declaration was approved by the requisite number of Owners in accordance with the Declaration.

**VERDE SANTA FE PARCELS 16 & 18 HOMEOWNERS ASSOCIATION**

Am Roscazo  
By: Angela Roscazo  
Its: President

STATE OF ARIZONA        )  
  ) ss.  
County of Yavapai        )

On this 3 day of March 2020, before me personally appeared Angela Roscazo who acknowledged himself/herself to be the President of the Verde Santa Fe Parcels 16 & 18 Homeowners Association, and acknowledged that he/she executed the foregoing instrument on behalf of the entity.

[Signature]  
Notary Public

My Commission expires: 4/29/2020

