

When recorded mail to:

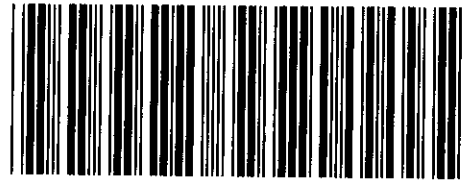
Name: Mountain Park Ranch

Address: 15425 S - 40th Pl

Suite 91

City/State/Zip: Phoenix AZ

85044



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0377599 03/30/07 10:39 AM
1 OF 1

brownj

this area reserved for county recorder

CAPTION HEADING:

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When recorded, return to:

Jim Welch
Executive Director for M.P.R.
15425 S. 40th Place, Suite 4
Phoenix, AZ 85044

**SIXTH CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR MOUNTAIN PARK RANCH**

This Sixth Certificate of Amendment to Declarations of Covenants, Conditions and Restrictions for Mountain Park Ranch (this "Sixth Certificate of Amendment") is made as of this 27 day of ~~January~~ ^{February}, 2007, by the M.P.R. Homeowners Association, an Arizona nonprofit corporation (the "Association").

RECITALS

A. A Declaration of Covenants, Conditions and Restrictions for Mountain Park Ranch dated April 17, 1984, was recorded on May 24, 1984, at Recording No. 84-224539, in the official records of the County Recorder of Maricopa County, Arizona (the "Original Declaration") for the purpose of creating a general plan for the development, sale and use of the real property within the master planned community known as Mountain Park Ranch located in the City of Phoenix, Arizona. The Original Declaration was subsequently amended by the instruments recorded at Recording Nos. 85-032893, 89-488493, 91-0488749, 96-0694425, and 2003-0680836 in the official records of the County Recorder of Maricopa County, Arizona (collectively, the "Prior Amendments"). The Original Declaration, as amended by the prior Amendments shall be referred to in this Sixth Certificate of Amendment as the "Declaration".

B. Unless otherwise defined in this Sixth Certificate of Amendment, each capitalized term used in this Sixth Certificate of Amendment shall have the meaning given to such term in the Declaration.

C. Article XIII, Section 2 of the Declaration provides that the Declaration may be amended by recording with the County Recorder of Maricopa County, Arizona, a Certificate of Amendment, duly signed and acknowledged as required for a certificate of Termination under Article XIII, Section 1 of the Declaration. Article XIII, Section 2 further provides that a Certificate of Amendment shall set forth in full the amendment adopted, and,

except as provided in Article XIII, Section 3, shall certify that at an election duly called and held pursuant to the provisions of the Articles and Bylaws the Members casting seventy-five percent (75%) of the votes at the election voted affirmatively for the adoption of the amendment.

D. At an election duly called and held pursuant to the Articles and Bylaws of the Association on October 17, 2006, Members casting more than seventy-five percent (75%) of the votes at the election voted affirmatively for adoption of the amendments to the Declaration set forth in this Sixth Certificate of Amendment.

AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Article IV, Section 2, (m), (iii), is changed to read as follows:

(iii) Not more than one (1) "For Sale" or "For Lease/Rent" sign may be placed on a single commercial or residential parcel during the period such property is offered for and during which a contract is pending for it's sale, lease or rent. Such signs shall be of the type and content customarily utilized by real estate and/or property management companies (or similar thereto) and: In the case of residential properties shall have a face area of not more than 6 square feet and shall be secured to a post having a height of no more than 78 inches, placed in the ground in the front yard of such residence; and in the case of commercial properties shall have a face area of not more than 32 square feet and shall be secured to a post having a height of no more than 78 inches placed in/or on the ground anywhere on such property or placed within a window of a building on such property with the exception of the visibility triangles located on corners and at driveways. All such signs shall further be in compliance with the requirements of the City of Phoenix. In addition, up to 6 portable directional signs may be used during the hours of an Open House, provided that signs are located on private property with the owner's permission and the signs do not exceed four (4) square feet in area. Banners and pennants may also be used on the property only during the hours of the Open House. All directional signs, banners and pennants must be removed upon conclusion of the Open House, otherwise they are subject to removal and confiscation, fine or both.

2. The following is added at the end of Article IV, Section

2, Subsection (j) of the Declaration:

The placement of "bulk trash" for collection by the City of Phoenix is permitted, in accordance with applicable city ordinances.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Sixth Amendment this 27 day of ~~January~~ FEBRUARY, 2007.

Link Paffenbarger
Link Paffenbarger, President

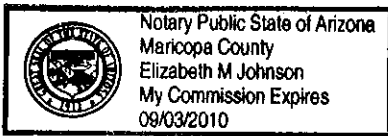
ATTEST:

Brenda Roberts
Brenda Roberts, Secretary

A C K N O W L E D G M E N T

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this 27 day of ~~January~~ February, 2007 by Link Paffenbarger, President of the MPR Homeowners Association, an Arizona nonprofit corporation, on behalf of the corporation.



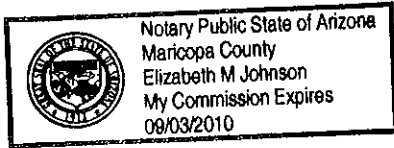
Elizabeth M. Johnson
NOTARY PUBLIC in and for the State of Arizona, Residing at Maricopa County
My commission expires: 9/3/2010

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this 27 day of ~~January~~ February, 2007 by Brenda Roberts, Secretary of the

SIXTH CERTIFICATE OF AMENDMENT
TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS - 3

MPR Homeowners Association, an Arizona nonprofit corporation, on behalf of the corporation.



Elizabeth M. Johnson
NOTARY PUBLIC in and for the
State of Arizona, Residing
at Maricopa County
My commission expires: 9/3/2010