

When recorded, mail to:
 VALLEY MANAGEMENT, INC.
 4000 North 7th Street, #122
 Phoenix, Arizona 85014

011225026 7

CERTIFICATE OF AMENDMENT TO
 COVENANTS, CONDITIONS AND RESTRICTIONS
 OF SPANISH GARDENS I TOWNHOUSE ASSOCIATION

I, William Campbell, hereby certify that I am the President of Spanish Gardens I Townhouse Association, an Arizona non-profit corporation, and that I have in my possession an instrument signed by in excess of seventy-five percent (75%) of the lot owners of lots one (1) through seventy-six (76) inclusive, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 168 of Maps, Page 23 thereof; Maricopa County, Arizona, approving the Amendment of the Declaration of Covenants, Conditions and Restrictions of said Spanish Gardens I Townhouse Association, which Declaration was recorded on December 4, 1973, in the office of the Maricopa County Recorder, Maricopa County, Arizona, Docket 10422, at Pages 247-282, as follows:

I. Article II of the Declaration of Covenants, Conditions and Restrictions of said Spanish Gardens I, as recorded on December 4, 1973, at Docket 10422, at Pages 247-282 of the records of the Maricopa County, Arizona, Recorder is hereby amended so that Article II, Section I, reads as follows:

ARTICLE II. MAINTENANCE, REPAIRS AND REPLACEMENTS.

Each owner shall furnish and be responsible for, at his own expense, all the maintenance, repairs and replacements within his own unit. Maintenance, repairs and replacements on the common elements shall be furnished by the Association as part of the common expenses, subject to the By-Laws and rules and regulations of the Association. If, due to the wilful or negligent act of an owner or a member of his family or household pet or guest or other authorized occupant or visitor of such owner, damage shall be caused to the common elements or to a unit or units owned by others, or maintenance, repairs or replacements should be required which would otherwise be at the common expense, then such owner shall pay for such damage and for such maintenance, repairs and replacements as may be determined by the Board to the extent not covered by the Association insurance. An authorized representative of the Board, or of the manager or managing agent of the building, and all contractors and repairmen employed or engaged by the Board, or such manager or managing agent, shall be entitled to reasonable access at reasonable times to each of the units as may be required in connection with maintenance, repairs or replacements of or to the common elements or any equipment, facilities or fixtures affecting or serving other units and the common elements.

II. Article II of the Declaration of Covenants, Conditions and Restrictions of said Spanish Gardens I, as recorded on December 4, 1973, in Docket 10422, at Pages 247-282 of the records of the Maricopa County, Arizona, Recorder is hereby amended by adding Section I thereto, which reads as follows:

SECTION I.

Each owner(s) shall be responsible for the upkeep of his own roof. This would include repair, maintenance and replacement of said roof, the only restriction being that of maintaining design unity with the total complex. Also, each owner(s) would hold the Association and the Board of Directors of Spanish Gardens I harmless in any action resulting in failure of any owner(s) who does not make said repairs and causes damage to his unit or his neighbor's unit.

This amendment also is in addition to Article 17, Section I, recorded on the 28th day of December, 1976, at Docket #12009, at Pages 674-676.

IN WITNESS WHEREOF, said Association has caused these presents to be signed by its duly authorized Officer this 26 day of MAY, 1977.

SPANISH GARDENS I TOWNHOUSE ASSOCIATION

By: William Campbell

011225036 748

CERTIFICATE OF AMENDMENT TO THE
COVENANTS, CONDITIONS AND RESTRICTIONS
OF SPANISH GARDENS I TOWNHOUSE ASSOCIATION
(CONTINUED)

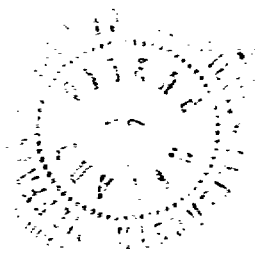
STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 26th day of May, 1977, before me, the under-
signed officer (Notary Public), personally appeared William Campbell, who
acknowledged himself to be President of Spanish Gardens I Townhouse Association,
a non-profit Arizona corporation in Maricopa County, Arizona, and that he, as
such officer and being authorized to do so, executed the foregoing instrument for
the purposes therein contained by signing the name of the Association by himself,
as such officer.

IN WITNESS WHEREOF, I do set my hand and official seal on this 26th
day of May, 1977.

Elizabeth Moffatt
Notary Public

November 4, 1979
My Commission Expires



Unofficial Document

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of

Waller Mgt. Inc

JUN 2 - 1977 - 8 15

in Doc# 12250

on page 747-748

Witness my hand and official seal the day and year aforesaid.

Tom Teestore

County Recorder
By *R. Brink*
Deputy Recorder

200