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Requested By: TRANSNATION TITLE
NAVAJO COUNTY RECORDER - LAURETTE JUSTMAN
02-27-2007 04:40 PM Recording Fee \$34.00

WHEN RECORDED MAIL TO:

Becky McCullough
TRANSNATION TITLE INSURANCE COMPANY
1500 S. White Mountain Road
Suite 401
Show Low, AZ 85901-7111

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DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

Declaration of Covenants, Conditions, and Restrictions
White Mountain Vacation Village
A Recreational Subdivision

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTITONS

WHITE MOUNTAIN VACATION VILLAGE

A RECREATIONAL SUBDIVISION

THIS DECLARATION is made on the date hereinafter set forth by WHITE MOUNTAIN VACATION VILLAGE, L.L.C., an Arizona limited liability company, (hereinafter "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property ("Property") located in the City of Show Low, County of Navajo, State of Arizona, which is more particularly described as follows:

Lots 1 through 22 inclusive of Mountain Lodges, Unit III, Phase I of White Mountain Vacation Village, a Planned Unit Development in Show Low, Arizona.

NOW, THEREFORE, Declarant declares that all of the Property described above and any additional property as may be subjected to this Declaration shall be held, sold and conveyed subject to the following easements, restrictions, covenants, assessments, liens, reservations and conditions, which are for the purpose of establishing a general plan of development and 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 Property or any part of the Property, their heirs, successors and assigns, and shall inure to the benefit of each owner of the Property. This binding effect shall exist regardless of whether any reference is made to this Declaration in any subsequent deed or instrument of conveyance, all of which shall be deemed delivered and accepted subject to this Declaration.

ARTICLE I

DEFINITIONS

The following terms shall have the following meanings unless a different meaning is plainly required by the context:

Section 1.1 "Articles shall mean the Articles of Incorporation of the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION, as such Articles may be amended from time to time.

Section 1.2 "Additional Property" shall mean the property described on Exhibit "A", attached hereto and by reference made a part hereof, all or part of which may be later subjected to this Declaration as more particularly described in Article X herein.

Section 1.3 "Association" shall mean the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION, an Arizona nonprofit corporation, its successors and assigns.

Section 1.4 "Board" shall mean the Board of Directors of the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION.

Section 1.5 "Bylaws" shall mean the bylaws of the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION; as such bylaws may be amended from time to time.

Section 1.6 "Common Area" shall mean all real property and the improvements thereon, owned or leased by the Association for the common use and enjoyment of the Owners.

Section 1.7 "Declarant" shall mean WHITE MOUNTAIN VACATION VILLAGE, L.L.C., an Arizona limited liability company, its successors and assigns.

Section 1.8 "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions, as it now exists and as it may later be amended from time to time and recorded in the office of the Recorder of Navajo County, Arizona.

Section 1.9 "Fractional Interest Carport" as used herein shall mean a carport constructed on the property line between two adjoining Lots measuring 24 feet in length by 24 feet in width with no more than 60 square feet of said structure to be used for storage and jointly owned by adjoining Lot Owners.

Section 1.10 "Lease Concession Area" shall mean certain portions of the Common Area to be leased to Declarant or to third parties or held by the Association for concession purposes, which lease concession area is shown generally on the maps as Tracts A, B, C or D.

Section 1.11 "Lot" shall mean any part of the Property, which is separately designated and numbered on the Plat, and shall exclude the Common Area.

Section 1.12 "Member" shall mean a member of the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION.

Section 1.13 "Neighborhood Cost Sharing" shall mean additional fees assessed on Common Areas and areas maintained by the Association unique to Mountain Lodges Unit III.

Section 1.14 "Owner" shall mean the record owner, whether one or more person or entities, of fee simple title to any Lot which is a part of the Property, including contract

