

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
WHITE MOUNTAIN VACATION VILLAGE
A RECREATIONAL SUBDIVISION

WITNESSETH:

WHEREAS, the 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 99 inclusive of White Mountain Vacation Village Unit II, Phase II and lots 217 through 223 of White Mountain Vacation Village Unit II, Phase III and Tract A, B, and C of White Mountain Vacation Village Unit II Phase I a subdivision in Show Low, Arizona. Inclusive.

NOW, THEREFORE, the 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 MOUNTIAN 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 by the Association for the common use and enjoyment of the Owners.

Section 1.7 "Declarant" shall mean VACATION VILLAGE, INC., an Arizona Corporation, or WHITE MOUNTAIN VACATION VILLAGE, LLC, an Arizona Limited Liability Company, and 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 "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 map as Tract C.

Section 1.10 "Lot" shall mean any part of the Property, which is separately designated and numbered on the Plat, and it shall exclude the Common Area.

Section 1.11 "Member" shall mean a member of the WHITE MOUNTAIN VACATION VILLAGE RECREATIONAL SUBDIVISION ASSOCIATION.

Section 1.12 "Owner" shall mean the record owner, whether one or more person(s) or entities, or fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having an interest in a Lot merely as security for the performance of an obligation.

Section 1.13 "Plat" shall mean the subdivision plat of lots 1 through 99 inclusive of White Mountain Vacation Village Unit II, Phase II and lots 217 through 223 of White Mountain Vacation Village Unit II, Phase III and Tract A, B, and C of White Mountain Vacation Village Unit II Phase I a subdivision in Show Low, Arizona. The roads, shown as Tracts A and B hereon, are private, the ownership to be conveyed to the Homeowner's Association, granting thereon Easements for the access of utility companies for maintenance of existing facilities, and to Emergency Vehicles. Title to land of all private streets and Tracts will be vested in this Association established by Covenants, Conditions, and Restrictions recorded in the office of the Navajo County Recorder. The Association will accept responsibility for the control, maintenance, and the liability for the private Streets and Tracts within the subdivision.

Sections 1.14 "Property" shall mean the real property described above in the preamble of this Declaration, and if and to the extent annexed, shall also mean the Additional Property, Common Areas, and adjacent Private Property.

Section 1.15 "Recreational Vehicle" as used herein shall mean any commercially manufactured travel trailer, park model travel trailer, or Class A or C motor home, of such exterior material and design as that customarily used by recognized manufacturers of such vehicles, used principally as a facility to provide temporary living quarters for recreational camping and not exceeding 44 feet in length or more than 12 feet in width on a lot. Recreational Vehicles with commercially built slide outs may exceed the 12-foot width. Skirting, wheel sun shields, and fifth wheel trailer pins may be placed on a Recreational Vehicle, but such items shall be of such exterior material and design as that customarily used by recognized manufacturers of such vehicles. "Pop Up" type travel trailers which can be raised or lowered or pickup truck campers which are self contained may be permitted but are subject to Board approval. All recreational vehicles shall be maintained in good condition and clean and neat appearance.

ARTICLE II

PROPERTY RIGHTS

Section 2.1. Owner's Easements of Enjoyment. Every Owner shall have a nonexclusive right and easement of enjoyment in and to the Common Area, which shall be appurtenant to and shall pass with the title to

