

**WHEN RECORDED RETURN TO:**

Carpenter, Hazlewood, Delgado & Bolen, PLC  
1400 East Southern Avenue, Suite 400  
Tempe, Arizona 85282

**FOURTH AMENDMENT TO  
DECLARATION OF RESTRICTIONS**

This Fourth Amendment to the Declaration of Restrictions (“the Amendment”) is made as of this 7th day of March, 2017, by the Woodland Park Improvement Association, Inc., an Arizona nonprofit corporation (the “Association”).

**RECITALS**

A. The Declaration of Restrictions was recorded on April 10, 1968 at Docket 7045, Page 311 in the official records of Maricopa County, Arizona (the “Declaration”);

B. The Declaration was amended by the First Amendment recorded on October 3, 2006 at Instrument No. 2006-1310697, in the official records of Maricopa County, Arizona; by the Second Amendment recorded on March 29, 2007 at Instrument No. 2007-0372429 in the official records of Maricopa County, Arizona; and by the Third Amendment recorded on May 27, 2009 at Instrument No. 2009-0476495, in the official records of Maricopa County, Arizona;

C. Section C(6)(k) of the Declaration provides that the Declaration may be amended by an instrument in writing, executed and acknowledged by the owners of not less than a majority of the Property described as: Lots 1 to 24, inclusive, and Tract A through L, inclusive, Woodland Park, as recorded in Book 116 of Maps, page 6, records of Maricopa County, Arizona (the “Planned Area Development”).

D. A majority of the owners of the Planned Area Development have consented to and approved this Fourth Amendment to the Declaration.

**AMENDMENT**

**NOW, THEREFORE**, the Declaration is amended as follows:

1. The Third Amendment to the Declaration of Restrictions, recorded on May 27, 2009 at Instrument No. 2009-0476495, official records of Maricopa County, shall be rescinded and it shall be of no force or effect as of the date of this Fourth Amendment. In addition, Section A.(3) of the Declaration of Restrictions is hereby amended and restated in its entirety as follows:

A.(3) Tract I of the Woodland Park Planned Area-Development shall be owned, managed, and operated for the use and benefit of the Owners as determined by the Board of Directors.

2. Section A.(15)(l) of the Declaration of Restrictions is hereby amended and restated in its entirety as follows:

A.(15)(L). No Unit Owner may rent or lease his Unit for a period of twenty-four (24) months from the date the Unit Owner takes title to the Unit. No Owner may lease less than his entire Unit. No Unit shall be leased or rented for a term of less than one (1) year. No Unit may be used for vacation rentals or timeshare purposes. All leases must be in writing and must provide that the terms of the lease are subject in all respects to the provisions of this Declaration and the Rules and that any violation of this Declaration or the Rules by the Lessee or the other occupants shall be a default under the lease. There shall be no subleasing of Units or assignments of leases. At least five (5) days before commencement of the lease term, the Unit Owner shall provide the Association with all information requested by the Association, unless prohibited under Arizona law. At least five (5) days before commencement of the lease term, the Unit Owner, even in the absence of a request or tenant registration form that may be utilized by the Association, shall provide the Association with the following information: (i) the commencement date and expiration date of the lease term; (ii) the names and contact information of each of the Lessees and each other adult person who will reside in the Unit during the lease term; (iii) the address and telephone number at which the Unit Owner can be contacted by the Association during the lease term; and (iv) a description and license plate numbers of the tenants' vehicles. Any Unit Owner who leases his Unit must provide the Lessee with copies of the Declaration of Restrictions, Rules, Amendments and Architectural Design Guidelines. The Unit Owner shall be liable for any violation of Woodland Park's governing documents by the Lessees or other persons residing in the Unit and their guests or invitees.

3. Section A(11) of the Declaration of Restrictions is hereby amended by adding the following language to the end of the existing Section A(11).

The Board of Directors of Woodland Park Improvement Association, Inc., is authorized to establish reasonable procedural rules, regulations, restrictions, architectural standards and design guidelines for the Planned Area Development (the "Architectural Design Guidelines") which the Board may, in its sole discretion, amend, repeal or supplement, so long as the Architectural Design Guidelines are in harmony with the general aesthetics of the Planned Area Development and are consistent with this Declaration. The Architectural Design Guidelines are hereby incorporated into this Declaration and shall be binding on all Owners, Members or Other Persons as if the same were expressly set forth herein.

Except as expressly amended by this Fourth Amendment, the Declaration of Restrictions shall remain in full force and effect. In the event of any conflict or inconsistency between this Fourth Amendment and the Declaration of Restrictions, this Fourth Amendment shall prevail. Unless otherwise defined herein, each capitalized term used in this Fourth Amendment shall have the meaning given to such term in the Declaration of Restrictions.

IN WITNESS WHEREOF, Woodland Park Improvement Association, Inc., an Arizona nonprofit corporation, has executed this Amendment as of the day and year first above written.

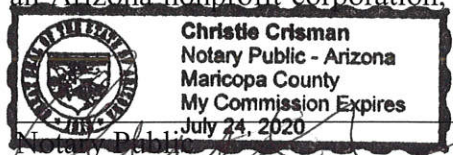
**WOODLAND PARK IMPROVEMENT ASSOCIATION, INC.,**  
an Arizona nonprofit corporation

By: Neil L. Pirratt, NEIL L. PIRRATT  
Its: PRESIDENT, HOA

State of Arizona                    )  
  ) ss.  
County of Maricopa                )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 7<sup>th</sup>  
day of March, 2017, by Neil Pirratt, the President  
of Woodland Park Improvement Association, Inc., an Arizona nonprofit corporation, for and on  
behalf of the corporation.

My Commission Expires:  
July 24, 2020



SECRETARY'S ATTESTATION

MARIA BLEICHER

I, M. Bleicher, being the duly elected Secretary of Woodland Park Improvement Association, Inc., hereby attest that the foregoing Amendment was approved by an instrument signed by the owners of not less than a majority of the Planned Area Development.

By: M. Bleicher

Secretary, Woodland Park Improvement Association, Inc.

State of Arizona )  
 ) ss.  
County of Maricopa )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 7 day of MARCH, 2017, by MARIA BLEICHER, the Secretary of Woodland Park Improvement Association, Inc., an Arizona nonprofit corporation, for and on behalf of the corporation.

Anna E. Damian  
Notary Public

My Commission Expires:

