

When Recorded Return To:
Greenehaven Development Corporation
P.O. Box 5122
Page, AZ 86040-5122
Attn: Carl S. Bixler

SUPPLEMENTAL DECLARATION
to the
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
for
GREENEHAVEN UNIT II
in
COCONINO COUNTY, ARIZONA

THIS SUPPLEMENTAL DECLARATION is hereby made as of the date hereinafter set forth by GREENEHAVEN DEVELOPMENT CORPORATION, an Arizona Corporation (hereinafter referred to as the "Declarant").

WITNESSETH;

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for GREENEHAVEN UNIT II (hereinafter referred to as the "Declaration") are recorded in Docket 953, pages 878 through 888, of the records of Coconino County, Arizona (hereinafter referred to as the "Subdivision");

WHEREAS, the Declarant has Class B voting membership in GREENEHAVEN PROPERTY OWNERS ASSOCIATION, INC., an Arizona non-profit corporation, in accordance with Section 3.02 of the Master Declaration, and Section 23. Amendments of the Declaration of Covenants, Conditions, and Restrictions for Greenehaven Unit II;

WHEREAS, the development of individual residences requires certain specifications for residential improvements which are listed in the Declaration of Covenants, Conditions and Restrictions for each Subdivision Unit;

WHEREAS, to achieve uniformity in certain specifications for residential improvements within the residential subdivision units in Greenehaven;

NOW, THEREFORE, Declarant hereby declares that all of the Property described in the Declaration for Greenehaven Unit II shall be held, sold and conveyed subject to the SUPPLEMENTAL DECLARATION, which revises Sections 8.01, 8.02, 8.04, 8.05, 8.06, 8.07, 8.08, 11, 12, 14, 15, 16, and 19 of the Declaration as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
HEREBY INCORPORATED BY REFERENCE.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed by its duly authorized officer on the 7th day of January, 2008.

GREENEHAVEN DEVELOPMENT CORPORATION,
An Arizona Corporation

By *John E. Bowman*
John E. Bowman

Its President _____

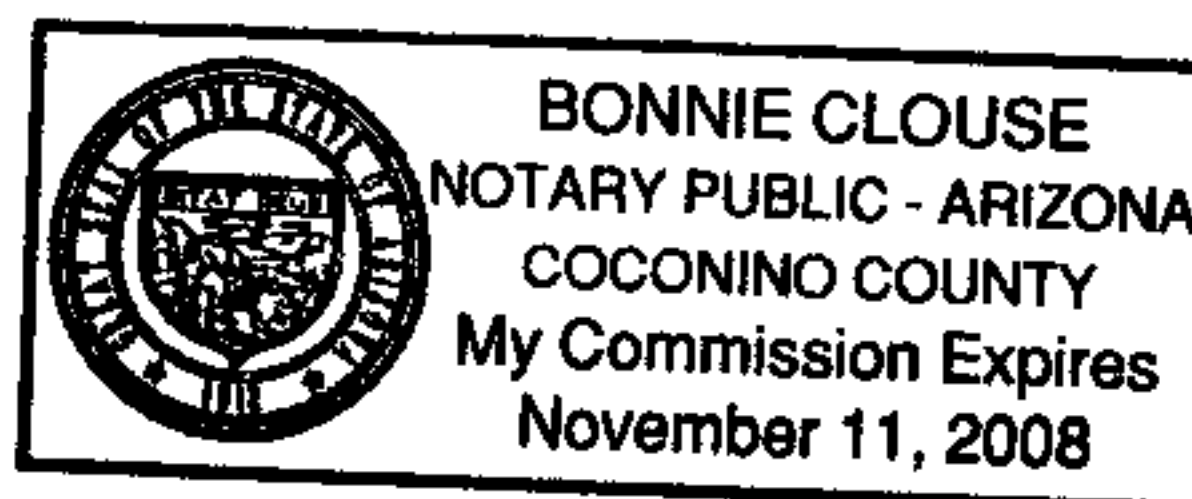
STATE OF ARIZONA)
County of Coconino)

On this, the 7th day of January, 2008, before me, the undersigned officer, John E. Bowman, who acknowledged himself to be President of GREENEHAVEN DEVELOPMENT CORPORATION, an Arizona Corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for purpose therein contained and in the capacity therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bonnie Clouse
Notary Public

My commission expires: 11-11-08



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EXHIBIT "A"

REVISE SECTION 8.01 to read as follows:

Section 8.01. Size of the Residence. No residence having a living area of less than 2000 square feet, including the walls proper of the house but excluding open porches, terraces, garage or other similar extensions or projections, shall be erected, permitted or maintained on any of the lots. Each residence shall have at least a two-car enclosed garage.

REVISE SECTION 8.02 to read as follows:

Section 8.02. Height. The maximum permitted height for any Improvement within the Lot is Sixteen (16) feet, with the height being measured from the highest existing pre construction natural ground elevation within the perimeter of the Improvement at the foundation of the structure to the highest projection of the Improvement. This height limitation may be varied by the Board of the Association in instances where such height limit would impose an undue hardship on the owner of a lot because of the special topography of the lot and when the owner can provide a sight line study demonstrating that views from lots on higher ground are preserved. No projections above the roof line, including flag poles, will be permitted except for fireplace chimneys and flues. Antennas for radio, television, and internet reception may not be larger than eight (8) square feet in area and may not be mounted on the roof nor on the front of the house, unless no other location provides adequate reception. On flat roof designs such antennas may be placed on the roof behind parapet walls, but on all roofs any such antennas may not extend more than 24" above the roofline.

REVISE SECTION 8.04 to read as follows:

Section 8.04. Building Setbacks Lines. Where the degree of slope requires multi-level structures, the residential buildings and accessory structures should be stepped with the slope of the natural land form to avoid large areas of exposed foundation or the necessity for excessive cut and fill. Any lot with a slope less than 20% should present no significant building and vehicular access problems and all structures on such lots shall maintain a minimum 25 foot front yard setback. Coconino County requirements for 10 feet on the side and 20 feet on the rear shall be adhered to.

REVISE SECTION 8.05 to read as follows:

Section 8.05. Fences. Fencing is not required. An owner may install boundary line fencing of brick, colored block, or stone. CMU block may be used but must be finished with color coated or painted stucco on all sides. No such fence shall impair the view from any other lot or tract. No chain link fences or other metal fences are allowed, except for decorative iron.

REVISE SECTION 8.06 to read as follows:

Section 8.06. Exterior Lighting. To enhance the scenic value and wilderness "dark sky" character of the Subdivision, conventional street lighting will not be used. The owner of each lot may install and maintain in good and attractive operating condition a front yard low wattage (15w or less incandescent) lantern light which shall be in the design, size, height and location approved by the Declarant or the Board of the Association. Exterior lighting shall be fully shielded so the bulb (or light source) from the fixture is not visible from adjoining property. Landscape lighting must be directed at the ground. Exterior lighting must conform to appropriate Coconino County zoning ordinance.

REVISE SECTION 8.07 to read as follows:

Section 8.07. Roofing Style and Materials. Flat roof designs are permissible providing such designs incorporate parapet walls and terracing to minimize high vertical surfaces which would be objectionable to neighbors. No reflective, shiny, black or white roofs shall be permitted. On pitched roof designs all roofing material shall be earth tone tiles; no asphalt roof shingles or wood shingles or shakes are permitted.

REVISE SECTION 8.08 to read as follows:

Section 8.08. Accessory Equipment. All heating and air conditioning or cooling equipment of any nature whatsoever, including solar energy devices, shall, if placed outside the residence, be architecturally concealed from view from neighboring lots and the streets to the maximum extent practicable. Any rooftop mechanical equipment must be mounted in accordance with design criteria adopted by the Board as part of the architectural control provisions and must not be exposed or be visible from the street. However, with respect to solar energy devices, if strict compliance with the design criteria for concealment would prevent the device from being functional or would otherwise effectively prohibit the installation or use of a solar energy device within the meaning of Arizona Revised Statutes, Section 33-439, as amended, then concealment shall only be required to the extent reasonably consistent with the installation and use of the device. All solid (woodburning fireplaces or wood stoves), liquid or gas burning devices shall have particulate emissions of 4 grams per hour (GPH) or less. The total emissions of all devices in the residence (including a garage) shall not exceed 4 GPH.

REVISE SECTION 11 to read as follows:

Section 11. Restriction Against Commercial Use. No store, office, hospital, sanitarium, or other place for the care or treatment of the sick or disabled, physically or mentally ill, nor any theater, saloon, or other place of entertainment shall be erected or permitted upon any of the lots or tracts or any part of them. Home occupations will adhere to the current provisions of Section 14.2 of the Coconino County Zoning Ordinance.

REVISE SECTION 12 to read as follows:

Section 12. Mobile Homes, Recreational Vehicles, Camp Trailers, Campers, Vans, and Boats. No mobile home may be placed on any lot or tract at any time for any purpose. No recreational vehicle, camp trailer, camper, van-camper, or boat of any type may be used on the lots or tracts for living quarters either temporarily or permanently. Once a residence is completed and the owner occupies the dwelling, recreational vehicles, camp trailers, campers, van-campers, or boats may be parked on the paved area of the owner's lot, but are limited to a maximum number of two (2) such vehicles/boats. All such vehicles/boats must be kept in operational and presentable condition and must be kept within the lot property lines.

REVISE SECTION 14 to read as follows:

Section 14. Landscaping. Within one-year from issuance of a Certificate of Occupancy all residences must have added reasonable landscaping in the front as well as any sides of the residence that border a street. Residents must submit a landscaping plan to the Architectural Committee for approval, and the plan must account for water retention/drainage and blowing sand. The present natural desert state existing in the subdivision shall be maintained insofar as possible and landscaping added shall be in harmony with the existing environment. Rock/gravel ground cover is acceptable but such ground cover must be accompanied by a reasonable level of plantings, shrubbery, and/or trees to soften the overall appearance. The Homeowners Association reserves the right to require modifications and/or additions to any landscaping project considered to be in breach of the above guidelines. Landscaping shall be trimmed to the extent necessary to preserve views on neighboring lots or tracts.

REVISE SECTION 15 to read as follows:

Section 15. Unightly Items. All residences will be maintained in a good state of repair, including all buildings, roofs, walls, driveways, and fences. All rubbish, trash, garbage, weeds, and unsightly materials or objects of any kind shall be regularly removed from a lot or residence by the owner and shall not be allowed to accumulate and remain on a lot. Refuse containers must be airtight and out of view at all times except during normal pick-up times. Mops, brooms, garden tools, boxes of any kind, ironing boards and other items of ordinary household use may not be stored or hung in the driveway, patio, porch, or in any area on a lot or tract open to public view. All such equipment must be stored inside the residence or in an approved storage cabinet or shed. Each owner may utilize a single outdoor clothesline provided it is in the standard umbrella configuration.

REVISE SECTION 16 to read as follows:

Section 16. Outside Speakers and Amplifiers. No radio, stereo, broadcast or loudspeaker units and no amplifiers of any kind shall be placed upon or outside, or be directed to the outside of any improvement on any lot. During construction of a residence owners must insure that contractor personnel are informed of and comply with this restriction.

REVISE SECTION 19 to read as follows:

Section 19. Animals. No animals, livestock or poultry (including, without limitation, horses, cows, mules, sheep, goats, chickens, turkeys or pigeons) shall be raised, bred, or kept in the Subdivision; provided, however ordinary domestic dogs, cats and birds will be permitted so long as (1) such pets are kept within the boundaries of the lot of their owner and do not offend or annoy other owners and, (2) such pets are not kept, bred, or maintained for any commercial purpose. Pets kept on a leash may be walked along the streets of the subdivision as long as all animal defecation is immediately picked up and properly disposed of by the owner. Barking dogs are especially annoying and will not be tolerated. Owners must comply with all provisions on Coconino County ordinance 85-3 which addresses animals "running at large" and "vicious dogs."

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