

Fairway Patio Homes HOA II

File name: Combined CCR

Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions (CC&Rs)

Document Pages 1-56 including Exhibits A - C

Dated 12/28/1973

Recorded 12/31/73

Book 887 Pages 354-409

Established Fairway Patio Homes consisting of 3 buildings

1131 N Tapadero Dr.

1145 N Tapadero Dr.

1170 N Tapadero Dr.

AMENDED Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions (CC&Rs)

Document Pages 57 – 111

Dated 12/28/1973

Recorded 1/7/1974

Book 888 Pages 300-354

Ratification and Approval of Declaration of Horizontal Property Regime for Fairway Patio Homes

Document Page 112

Dated 1/9/1974

Recorded 1/9/1974

Book 808 Page 765

Yavapai Savings and Loan Association ratify Book 887 and Book 888

Proposed Bylaws Council of Condominium Co-Owners

Documents Pages 113 -145

Dated 11/9/1977

Recorded 3/23/1978

Book 1130 Pages 348-380

Established Bylaws of Fairway Patio Homes

Amendment to Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions (CC&Rs)

Documents Pages 146 – 152

Dated 11/29/1978

Recorded 2/5/1979

Book 1196 Pages 341-347

Amended Book 887 & Book 888 to require all residents to be 50 years or older

Amendment to Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions (CC&Rs)

Documents Pages 153 – 158

Dated 5/14/1980

Recorded 9/5/1980

Book 1322 Pages 31 – 36

Amended Book 887 & Book 888 to require all residents to be 40 years or older

Supplemental Declaration of Horizontal Property Regime

Documents Page 159 – 162

Dated 7/15/1981

Recorded 7/30/1981

Book 1399 Pages 486-489

Annex of property FROM Prescott Leisure Facilities, Inc. to Fairway Patio Homes for all three properties

Amendment to Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions for Fairway Patio Homes (CC&Rs)

Documents Pages 163 – 165

Dated 5/10/1989

Recorded 8/3/1989

Book 2170 Page 830 - 833

Repeals age requirement in Book 887 & Book 888

Waiver of Declarant Rights, Abandonment of Annexation to Horizontal Property Regime and Retention of Easement

Documents Pages 166 – 167

Dated 2/19/1993

Recorded 2/19/1993

Book 2596 Pages 302 – 303

Yavapai Title Company (Successor to Prescott Leisure Facilities, Inc.) waives all rights in and to the properties listed in Book 887, Book 888 and Supplemental Book 1196, Book 2170, Book 1399

Settlement Agreement and Release

Documents Pages 168 – 183

Dated 3/18/1999

Recorded 6/18/1999

Book 3672 Pages 1 - 16

Agreement between Prescott Country Club Acquisition Limited Partnership and Fairway Patio Homes II Homeowners Association for the establishment, construction and easement of driveway located on adjacent property but being used by the HOA residents.

Amendment to AMENDED Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions for Fairway Patio Homes and Redesignation of Each Unit as a Portion of Fairway Patio Homes I, or Fairway Patio Homes II (CC&R)

Documents Pages 184 – 201

Dated 7/6/1992

Recorded 2/19/1993

Book 2596 Pages 304 – 321

Split the original Fairway Patio Homes HOA INTO Fairway Patio Homes HOA I and Fairway Patio Homes HOA II

Amendment to Declaration of Horizontal Property Regime and Easements, Liens, Covenants, Conditions and Restrictions for Fairway Patio Homes

Documents Pages 202 – 205

Dated 5/11/1989

Recorded 8/3/1989

Book 2170 Pages 827 – 831

Repeals age requirement in Book 887 & Book 888