

# SARATOGA LAKES

## A SUBDIVISION OF THE DOBSON RANCH

A SUBDIVISION OF PART OF THE NW 1/4 OF SECTION 6,  
T1S, R5E, G8SRB8M,  
MARICOPA COUNTY, ARIZONA  
JULY, 1973

SHEET 1 OF 2

### DEDICATION

State of Arizona  
County of Maricopa  
Know all men by these presents: That Chicago Title Company, an Arizona corporation, as Trustee, has subdivided under the name of Saratoga Lakes part of the NW 1/4 of Section 6, T1S, R5E, G8SRB8M, Maricopa County, Arizona as shown hereon and hereby publishes this plat as and for the plat of said Saratoga Lakes and hereby declares that said plat and the lots, tracts, streets, and easements constituting same and that each lot, tract, and street shall be known by the number, letter or name that is given to each respectively on said plat, and Chicago Title Company, as Trustee, hereby dedicates to the public, for use as such, the streets shown on said plat and included in the above described premises. Easements are dedicated to the use shown, Tract 'B' is hereby granted over and across Tract 'A'.

In witness whereof, the Chicago Title Company, as Trustee, has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto duly authorized this 13th day of August, A.D. 1973.

CHICAGO TITLE COMPANY AS TRUSTEE

*James E. Muller*  
Trust Officer  
ACKNOWLEDGEMENT

State of Arizona  
County of Maricopa  
Before me this 13th day of August, 1973, personally appeared *James E. Muller* who acknowledged himself to be a Trust Officer of the Chicago Title Company and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

In witness whereof I hereunto set my hand and official seal.  
*Josephine M. Ratke*  
Notary Public

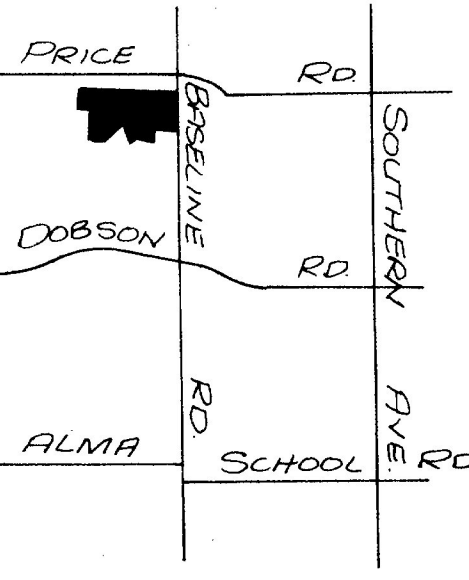
### CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the above described property was made under my direction during the month of July, 1973.

APPROVAL  
*Maricopa*  
Registered Civil Engineer

Approved by the City Council of the City of Mesa, Arizona this 14th day of July, 1973.

Attest:  
*William C. Shaw*  
City Clerk  
Approved: *William C. Shaw*  
City Engineer  
Date: 7/16/73



No	CURVE		DATA		No	CURVE		DATA	
	Radius	Δ	Tangent	Length		Radius	Δ	Tangent	Length
1	20.00	90° 00' 00"	20.00	31.42	13	650.00	10° 45' 30"	9.97	19.95
2	19.00	90° 00' 00"	19.00	29.85	14	31.50	81° 18' 05"	36.40	14.23
3	19.00	86° 54' 17"	18.00	28.82	15	1175.00	03° 32' 56"	36.40	14.23
4	650.00	20° 29' 10"	117.46	232.41	16	1175.00	03° 32' 56"	17.63	35.36
5	675.50	15° 40' 39"	93.00	184.83	17	650.00	20° 29' 10"	116.84	231.62
6	19.00	108° 46' 22"	26.53	36.07	18	650.00	20° 29' 10"	116.84	231.62
7	515.00	17° 52' 23"	80.98	160.65	19	3150	140° 59' 31"	105.87	92.28
8	3150	26° 14' 36"	—	172.29	20	650.00	23° 24' 16"	134.64	265.52
9	650.00	05° 19' 14"	30.20	60.36	21	650.00	21° 17' 54"	159.83	315.97
10	650.00	20° 09' 59"	115.59	228.78	22	850.00	06° 51' 35"	65.85	131.44
11	415.00	15° 08' 56"	55.25	109.85	23	3150	26° 14' 36"	—	172.29
12	3150	135° 43' 07"	92.16	68.83	24	824.50	27° 34' 31"	202.33	396.82

AMERICAN ENGINEERING CO.  
PHOENIX ARIZONA







249176

DKT 10304 567

*When Recorded Mail to:*  
CHICAGO TITLE INSURANCE CO  
3500 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85012

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

STATE OF ARIZONA }  
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of CHICAGO TITLE INSURANCE COMPANY

SEP 10 1973 -245

in Docket 10304  
on page 567-576

Witness my hand and official seal the day and year aforesaid.

Paul H. Marston  
County Recorder  
By *Cathy Dargatzis*  
Deputy Recorder

KNOW ALL MEN BY THESE PRESENTS:

CHICAGO TITLE COMPANY, an Arizona Corporation, as Trustee, being the bare legal title holder of all of the following described premises, situated within the County of Maricopa, State of Arizona, to-wit:

Saratoga Lakes, a subdivision of the DONSON RANCH, of record in the Books and Records of the County Recorder of Maricopa County, Arizona, Book 166 of Maps, Page 3.

Also more particularly described as follows:

A subdivision of part of the Northwest quarter of Section 6, Township 1 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona,

acting at the direction of DITZ-CRANE OF ARIZONA, a Delaware Corporation, hereinafter referred to as "Developer", and desiring to establish the nature of the use and enjoyment thereof does hereby declare said premises subject to the following express covenants, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to said premises and with each and every part and parcel thereof, to-wit:

1. No part of any dwelling constructed on any of said lots shall be used for living purposes until the entire structure is completed,



DKT 10304 568

nor shall any structure of a temporary nature be used as a dwelling on any lot in DOBSON RANCH, SARATOGA LAKES UNIT, nor shall any trailer, tent, shack, garage, barn or any other structure or dwelling be moved onto said Lots in DOBSON RANCH, SARATOGA LAKES UNIT, from outside the subdivision.

2. No single family dwelling shall be erected, permitted or maintained on any lot in DOBSON RANCH, SARATOGA LAKES UNIT, that shall have a ground floor area of less than 800 square feet, exclusive of open porches, pergolas or attached garages.

3. No hospital, sanitarium, hotel or motel of any kind or nature shall be constructed, permitted or maintained on any of said lots, nor shall any building on any of said lots be used or occupied for the care, lodging or entertainment for hire of persons suffering from disease.

4. No billboards or other unsightly object shall be erected, placed or permitted to remain on any residential lot except one Real Estate type sign offering property for sale or rent, provided that said sign shall not be larger than four (4) square feet nor shall it have a height greater than four (4) feet from the ground; no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, or which in any way would detract from the appearance of the neighborhood; provided, however, that these restrictions shall not prevent the subdivider or builder from erecting temporary sales office, storage and work yards, and advertising signs for the purpose of promoting sales in said subdivision.

5. No facilities, including poles and wires, for the transmission of electricity, telephone messages, television or radio, except as specifically provided herein, and the like shall be placed or maintained above the surface of the ground of any lot. If at the time of occupancy of the house constructed on any lot there is available underground television antenna convection cable,



00103046 569

then no outside television or radio pole or antenna shall be constructed, erected or maintained on any building or on any lot located in such a manner as to be visible from the outside of any such building except by and with the prior written consent of the Architectural Control Committee. Such prior written consent for television antennae shall not be required in the event said television antenna cable is not available for connection at the date of occupancy of the house constructed on the lot; however, no such antenna for a private dwelling shall be higher than ten feet (10') above the highest point of the house. Upon the written demand of the Architectural Control Committee and after availability of underground television antenna connection cable, any private antenna shall be promptly removed.

6. The aesthetic quality of the subdivision shall be maintained by an Architectural Control Committee formed as follows and exercising its controls as herein provided:

a. The Architectural Committee shall be composed of  
 II. Arthur Nottingham, Andrew W. Noonan, and John Novakovich whose official address shall be 2933 West Indian School Road, Phoenix, Arizona, until the Declarant is no longer a title holder of any lots in the subdivision described herein, at which time the Developer shall make a reasonable effort to find three of the then Owners who are willing to be members of the Architectural Committee and shall appoint and designate these three Owners to be members of the Architectural Committee, and they shall constitute the Architectural Committee as soon as they have accepted the appointment and designation, and the Declarant shall cause at that time a statement to be recorded in the records of Maricopa County, Arizona, setting forth the names and official address or addresses of the Architectural Committee thus appointed; provided, however, that the Owners shall have the right



Dkt 10304: 570

and power by a written majority vote to appoint and designate new members for the Architectural Committee, not to exceed three in number, to replace any or all of the committee members at any time after the Declarant is no longer an Owner, and a statement setting forth the names and official address or addresses of the Architectural Committee thus appointed by the vote of the then Owners shall be recorded in the records of Maricopa County, Arizona. Failure to record statements concerning new appointments to the Architectural Committee as provided in this paragraph shall not vitiate or otherwise impair the effectiveness of such appointments.

b. In the event of the death, disability, resignation or removal of any member of the Architectural Committee, the remaining member or members shall constitute the Architectural Committee and shall exercise all the rights and powers granted to, and shall have all the duties and liabilities imposed upon, the Architectural Committee by this Declaration and shall appoint a new member to replace and to exercise the rights and powers of, and to have all the duties and liabilities of the deceased, disabled, resigned or removed member.

c. The Architectural Committee shall exercise the rights and powers granted to it, and shall have the duties and liabilities imposed upon it by this Declaration, but may appoint and designate, by a majority vote, a representative who shall have authority to exercise those rights and powers and who shall have those duties and liabilities, on behalf of the Architectural Committee, until the Architectural Committee, by a majority vote, shall revoke his appointment and designation.

d. Neither the members of the Architectural Committee nor its representatives shall be entitled to any compensation for services performed pursuant to this Declaration, and the rights, powers, duties and liabilities of the Architectural Committee conferred hereunder shall



DKT 10304 571

terminate twenty-five (25) years from the date of this instrument and thereafter the approval prescribed in Paragraph 6. (a) above, shall no longer be required unless prior to the termination date hereof a written instrument shall have been executed by the then Owners of a majority of the lots appointing a successor committee which shall thereafter exercise the same rights and powers, and shall have the same duties and liabilities, previously exercised by and imposed upon the Architectural Committee.

7. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.

8. No dwelling shall be erected or placed on any lot having an area of less than 4,500 square feet.

9. No motor vehicle classed by manufacturer's rating as exceeding three quarters of a ton shall be parked on any lot front yard. No mobile home, travel trailer, tent trailer, trailer, camper, boat or boat trailer shall be parked in any front yard, nor shall such vehicle or equipment which exceeds six (6) feet in height above the ground be parked in any required side yard, nor shall any such vehicle or equipment be parked in any side yard adjacent to a street.

No vehicle of any type which is abandoned or inoperable shall be stored or kept on any lot within this subdivision in such a manner as to be seen from any other lot or from any streets or alleyways within this subdivision.

10. Each owner agrees, by the acceptance of his deed, not to interfere with or obstruct the Established Drainage pattern over his lot from or to adjacent or other lots, except that an Owner may modify the Established Drainage over his lot, for example, by installation of pipes or paving, provided such modification is necessary for a permitted use of his lot, and provided



MI 10304 572

further that the modification of drainage does not unreasonably burden or interfere with the use of other lots or the drainage to or from other lots. For the purposes of this clause, "Established Drainage" means the drainage that existed at the time the overall grading of the properties and the landscaping of each lot were completed by the Declarant.

11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. All pets must be kept in a fenced yard or on a leash.

12. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by Owner of the lot, except for those improvements for which a public authority or utility company is responsible.

There is an easement across each lot within this subdivision four (4) feet wide and is to be located within eleven (11) feet of the front property line, which easement is dedicated by the Developer for sidewalk purposes. Declarant has caused to be installed a sprinkler system and landscaping within the area between the front lot line and the sidewalk easement. Each owner agrees, by the acceptance of his deed, to maintain the sprinkler system and landscaping within this area at the owner's own cost and expense, except for those areas for which a public authority or utility company is or may be responsible. There is an easement across each



DKT 10304 573

lot within this subdivision two (2) feet wide, which easement begins one (1) foot from the front line of each lot, and is an easement retained for the purpose of installation of a cable television system.

13. Each lot within this subdivision is within the service area of the Salt River Valley Water Users' Association, and carries with it the right to delivery of irrigation water by the Salt River Valley Water Users' Association to each lot. Each owner agrees, by the acceptance of his deed that such deed acceptance does thereby appoint the Dobson Association, Inc., an Arizona corporation, as and to be his agent to accept delivery of the water to which each lot is entitled at a delivery point to be designated by the Dobson Association, and to transport said water across lands owned by the Dobson Association and the City of Mesa, a municipal corporation, for return into the system of the Salt River Valley Water Users' Association.

Each owner, by the acceptance of his deed, agrees that if he makes demand upon the Salt River Valley Water Users' Association for delivery of irrigation water to his lot, the owner shall secure and furnish the Salt River Valley Water Users' Association with the rights of way necessary therefor, and shall pay or bear the full cost and expense to construct, install and re-establish delivery facilities for such delivery to such lot, at his sole cost and expense, and at no cost and expense to Declarant or to the developer of the subdivision.

14. Each owner agrees, by the acceptance of his deed, to abide by the rules, regulations and assessments of the Dobson Association, Inc., an Arizona corporation, and recognizes that non-payment of any dues or assessments levied by the Dobson Association is a lien against each lot as provided in the Declaration of Covenants, Conditions and Restrictions of the Dobson Association as recorded in the books and records of Maricopa County, Arizona Books 10113 Pages 850.



DL 10304 574

15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

16. If any person shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any other lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent his or them from doing so or to recover damages or other dues for such violations provided, however, that a violation of these covenants, or any one or more of them shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record upon said lots or any part thereof.

17. Invalidaiton of any one of the easements, covenants, conditions or restrictions of this Declaration by judgment or court order shall not affect any other provisions of this Declaration, which provisions shall remain in full force and effect.

IN WITNESS WHEREOF, CHICAGO TITLE COMPANY, as Trustee, at the direction of Developer, has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto duly authorized this 10<sup>th</sup> day of September 1973

CHICAGO TITLE COMPANY,  
an Arizona corporation

By Donald Rubin  
Trust Officer



DKT 10304 575

APPROVED AS TO FORM:

DITZ-CRANE,  
a Delaware corporationBy H. Arthur Nottingham  
Vice PresidentSTATE OF ARIZONA )  
County of Maricopa ) ss.

On this the 10<sup>th</sup> day of September, 1973, before me, the undersigned Notary Public, personally appeared H. Arthur Nottingham, who acknowledged himself to be the Vice President of DITZ-CRANE, a Delaware corporation, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal.

Jacqueline M. Patrick  
Notary Public

My commission expires:

My Commission Expires June 26, 1977



DL 10304 576

STATE OF ARIZONA )  
 ) ss.  
 County of Maricopa)

On this the 10th day of September 1973, before me, the undersigned Notary Public, personally appeared Gerald R. Walsh, who acknowledged himself to be the Trust Officer of CHICAGO TITLE COMPANY, an Arizona corporation, and that as such officer, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by himself as such officer.

WITNESS my hand and official seal.

*Jacqueline M. Patrick*  
 Notary Public

My commission expires:

My Commission Expires June 25, 1977