

**WHEN RECORDED RETURN TO:**

Stratman Law Firm, PLC  
20860 N. Tatum Blvd., Suite 380  
Phoenix, Arizona 85050

DesertHillFirstAmend-2-1-1--  
Hoyp

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**FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
DESERT HILLS OF SCOTTSDALE**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Desert Hills of Scottsdale (the "Declaration") is made and effective as of the date of its recording.

**RECITALS**

WHEREAS, Desert Hills of Scottsdale Homeowners Association, Inc. (the "Association") is an Arizona non-profit corporation.

WHEREAS, the Association is governed by the Declaration recorded as Document No. 1989-081305 in the Maricopa County Recorder's Office.

WHEREAS, pursuant to Section 11.1.1 of the Declaration, seventy-five percent (75%) of the Owners must approve an amendment.

WHEREAS, in accordance with Section 11.1.1 of the Declaration, the Owners approved the following amendment:

**AMENDMENT**

NOW, THEREFORE, the following section (to be known as Section 4.25) is hereby added to the Declaration:

4.25 LEASING. All leases must be in writing and shall be for a term of no less than thirty (30) days. No Owner may lease less than his/her entire Lot or Dwelling. All leases shall be for single family residential use. An Owner shall notify the Association of any lease and shall provide the Association with the tenant information as allowed by A.R.S. 33-1806.01, as may be amended from time to time. The Owner shall be liable for any violation of the Declaration or the Rules by the tenant(s) or other persons residing in the Dwelling and their guests or invitees. If the tenant(s) violate the Declaration or the Rules, the Owner, upon demand by the Association, shall take such action as may be necessary to remedy the violation, including, if necessary, eviction of the tenant(s).

Except as amended hereby, all other provisions of the Declaration shall continue in full force and effect, and words with capital letters shall have the same meaning as set forth in the Declaration.

IN WITNESS WHEREOF, the President of the Association hereby certifies that the First Amendment to the Declaration was approved by seventy-five percent (75%) of the Owners.

**DESERT HILLS OF SCOTTSDALE HOMEOWNERS ASSOCIATION, INC.**

Robert L. Huish  
By: Robert L. Huish  
Its: President

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )



On this 22 day of February, 2017, before me personally appeared Robert L. Huish who acknowledged himself/herself to be the President of Desert Hills of Scottsdale Homeowners Association, Inc., an Arizona non-profit corporation, and acknowledged that he/she executed the foregoing instrument for the purposes therein contained for and on behalf of the entity.

Joann A. Lickar  
Notary Public

My Commission expires: 12-14-2018