

EXHIBIT 7

1975

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**AMENDED
DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS AMENDED DECLARATION is made on the date hereinafter set forth by a majority of the owners of lots in SUNBURST FARMS EAST SEVEN.

WITNESSETH

WHEREAS, the declarants are the owners of certain property in the County of Maricopa, State of Arizona, which is more particularly described as:

Lot Number 424, 426, 427, 428, 438, 440, 441, 443, 444, 445, 450, 451, 453, 454, 455, 457, 458, 459, 460, 461, 462, 463, 464, 465 of SUNBURST FARMS EAST SEVEN,

according to the Plat thereof recorded in the Office of the County Recorder of the County of Maricopa, Arizona, in Book 154 of Maps, Page 11 thereof, and,

WHEREAS, said property is subject to certain covenants, conditions, and restrictions as set forth in a previous Declaration recorded on May 22, 1973, in Docket 10148, Page 662, in the Records of Maricopa County, Arizona, and,

WHEREAS, the undersigned declarants desire to amend said previous Declaration of Covenants, Conditions and Restrictions, and,

WHEREAS, said declarants have voted upon said amendments according to the power to do so given them in said previous Declaration, said vote having been taken at a meeting held in Maricopa County, Arizona, on July 12, 1975,



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NOW, THEREFORE, the undersigned declarants hereby declare that all of the properties described as Lots 424 through 455 inclusive in SUNBURST FARMS EAST SEVEN, according to the Plat thereof recorded in the Office of the Maricopa County Recorder of Maricopa County, Arizona, in Book 154 of Maps, Page 11 thereof shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions all of which are for the purpose of enhancing and protecting the value and attractiveness of SUNBURST FARMS EAST SEVEN.

By executing this Amended Declaration, the undersigned owners intend to revoke and render void the previous Declaration recorded on May 22, 1973, and to completely replace that Declaration by this Amended Declaration.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to SUNBURST FARMS EAST MUTUAL WATER AND AGRICULTURAL COMPANY, the same being an Arizona corporation, its successors and assigns.

Section 2. "Properties" or "premises" shall mean and refer to that certain irrigated real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Lot", "unit" or "parcel" shall be synonymous and shall mean and refer to a separately designated and legally described freehold estate consisting of any plot of land and the improvements thereon shown upon any recorded subdivision map of the properties.

Section 4. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of equitable title (or legal title if equitable title has merged) of any lot which is part of the properties.

Section 6. "Declarant" shall mean and refer to ARIZONA TITLE INSURANCE AND TRUST COMPANY, Trustee, its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

ARTICLE II

BUILDING TYPE AND LAND USE

Section 1. The lots subject to these restrictions as enumerated above shall be known, described and limited to single family residential lots.

Section 2. No building except one single family residence, a private garage or carport, and a structure to serve as a stable, livestock shelter, and/or tack room, shall be erected, maintained, placed or permitted on any residential lot or portion of said residential lots in SUNBURST FARMS EAST SEVEN. Such stable, livestock shelter, and/or tack room shall be of a design harmonious with the other structure or structures upon said lot, and no use of used or inferior materials shall be permitted. Any quarters for servants or guests must be in an integral part of said residence.

Section 3. No garage or any other building whatsoever shall be erected on any of said residential building lots until a dwelling house shall have been erected or until a contract with a reliable and responsible contractor shall have been entered into for the construction of a dwelling which shall comply with the restrictions herein permitted on any such premises. No garage or stable and/or tack room shall be used for residential purposes.

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Section 4. No dwelling house having a ground floor area of less than eleven hundred (1,100) square feet, exclusive of open porches, pergolas, or attached garage, if any, shall be erected, permitted or maintained on any of said residential lots in SUNBURST FARMS EAST SEVEN.

Section 5. No building shall be erected on any of said residential lots in SUNBURST FARMS EAST SEVEN the front walls of which are closer than thirty (30) feet from the front property line, except that a front porch, an attached garage or carport, may project into the front yard not more than five (5) feet, nor shall the side walls of any such building be nearer than ten (10) feet from the property line on each side of said lot; provided, further, that this restriction shall apply to the stable, livestock shelter, and/or tack room, which structure may not be located closer than twenty-five (25) feet from the main structure or residence, nor closer than twenty (20) feet to any side property line.

Section 6. No solid wall or fence over three (3) feet in height shall be maintained or erected nearer to the front street line of any of the said residential lots in SUNBURST FARMS EAST SEVEN than the front walls of the building erected on such lot; and in case of a lot on which no residence has been erected, no solid wall or solid fence over three (3) feet high shall be constructed or maintained closer than thirty (30) feet to the front line of such lot. No side or rear fence, and no side or rear wall, other than the wall of the building constructed on any of said lots shall be more than six (6) feet in height. No hedge more than three (3) feet in height shall be permitted closer than twenty (20) feet to the front property line in any of said lots in said subdivision. Where a corner lot has its rear lot line in common with the side lot line of the adjacent lot, such common lot line shall be used to measure the set back to be observed with regard to the permitted height of solid walls, fences or hedges under this paragraph.

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Section 7. Subject to the applicable laws, ordinances, health codes and rules and regulations of the State of Arizona, and counties and municipalities thereof, horses, poultry and/or livestock may be kept or maintained on any of said lots, which horses, poultry and/or livestock shall be for the sole and exclusive use and enjoyment of the owners of said lot and their invited guests. The maintenance of such horses, poultry, and/or livestock and the physical facilities for the same shall be maintained by lot owner in a clean, neat, orderly fashion in accordance with the prevailing custom and usage, so that such facilities shall not become a nuisance to the remaining lot owners in said SUNBURST FARMS EAST SEVEN. Any such physical facilities for the maintenance of poultry, livestock, or horses must be maintained at a minimum distance of eighty (80) feet from the front property line of any of said lots. None of said lots or any portion thereof shall ever be used for commercial animal husbandry.

Section 8. No vehicle of any type which is abandoned or inoperable shall be stored or kept on any lot within this subdivision in such manner as to be seen from any other lot or from any streets or alleyways within this subdivision.

Section 9. Easements for installation and maintenance of utilities and drainage facilities providing irrigation water and ingress and egress are reserved as shown on the recorded plat. In addition, all eight (8) foot easements shown on the plat are hereby reserved for use as a bridle path. Within all these easements, no structure, planting or other materials shall be placed or permitted to remain which may interfere with the purpose for which these easements have been reserved.

Section 10. No noxious or offensive 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.

ARTICLE III

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ASSOCIATION MEMBERSHIP

The record owner of equitable title (or legal title if equitable title has merged) of any parcel or parcels of real property located in SUNBURST FARMS EAST SEVEN shall have a right to become a member of the Association. Such membership shall be optional within the sole discretion of said record owner. Any such record owner exercising his right to become a member of the Association shall have a like right to terminate his membership at any time. Ownership of a parcel shall be the sole qualification and criterion for such optional membership. The foregoing is not intended to include persons or entities holding an interest merely as security for the performance of an obligation.

A membership in the Association shall not be transferred, pledged, or alienated in any way. Any attempt to make a prohibited transfer is void and will not be reflected upon the books and records of the Association.

ARTICLE IV

MISCELLANEOUS

Section 1. Deeds of conveyance for said property, or any portion thereof, may contain the above covenants, conditions, stipulations and restrictions by reference to this document, but whether or not such reference is made in such deeds, each and all of these covenants, conditions, stipulations and restrictions shall be binding upon the respective grantees.

Section 2. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for the major builder and developer of the "properties" to maintain during the period of construction and sale of said "premises", upon such portion of the premises as such builder may

choose, such facilities as in the sole opinion of said builder may be reasonably required, convenient or incidental to the construction and sale of said premises, including, but without limitation, a business office, storage area, construction yards, signs, model units and sales office.

Section 3. The foregoing restrictions and covenants run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 2003, unless otherwise amended or revoked by vote of a majority of the then owners of lots in SUNBURST FARMS EAST SEVEN. As long as the developer owns a majority of the lots in this subdivision, these covenants, conditions and restrictions may not be amended without the approval of FHA and VA. Subsequent to January 1, 2003, these covenants and restrictions then in effect shall automatically be extended for successive periods of ten (10) years each, unless by vote of the majority of the then owners of lots in SUNBURST FARMS EAST SEVEN it is agreed to change the said covenants and restrictions in whole or in part.

Section 4. If there shall be a violation or threatened or attempted violation of any of said covenants, conditions, stipulations or restrictions, it shall be lawful for the Association or any person or persons owning real property situated in SUNBURST FARMS EAST SEVEN to prosecute proceedings at law or in equity against all persons violating or attempting to violate or threatening to violate any such restrictions, covenants, conditions or stipulations and such violators shall reimburse the Association or any person or persons owning real property situated in SUNBURST FARMS EAST SEVEN for attorneys' fees and expenses incurred in prosecution of such proceedings. However, a violation of these restrictive covenants, or any one or more of them, shall not affect the lien of any mortgage now on record, or which may hereafter be placed of record upon said lots or any part thereof.

Section 5. Invalidation of any one or more of these covenants, conditions, restrictions and stipulations shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF the following declarants have signed

their names this 18th day of July, 1975.

<u>Kenneth Nyberg</u>	<u>Lee A. Leberg</u>
<u>Walter Marie Nelson</u>	<u>Walter L. Nelson</u>
<u>April S. Bore</u>	<u>William Earl Bore</u>
<u>Stanley Lund</u>	<u>Karen M. Ford</u>
<u>Agnes J. Bore</u>	<u>Nelso F. Brandin</u>
<u>J. D. Bergman</u>	<u>Leunta D. Brown</u>
<u>Paul G. Bergman</u>	<u>Wanda C. Hartson</u>
<u>Walter L. White</u>	<u>Sami White</u>
<u>Charles Bergman</u>	<u>Karen B. Oleschinski</u>
<u>Edith M. Bergman</u>	<u>Lorraine A. Lindholm</u>
<u>Doris E. Farny</u>	<u>R. Wade Farny</u>
<u>Barbara J. Hillman</u>	<u>William Hillman</u>
<u>Thomas M. Hillman</u>	<u>James A. Farny</u>
<u>James M. Hillman</u>	<u>Patricia Farny</u>
<u>Harold M. Hillman</u>	<u>Sue Olson</u>
<u>Paul M. Hillman</u>	<u>Barbara R. Farny</u>
<u>Arthur J. Hillman</u>	<u>Barbara J. Adams</u>
<u>Jeanette Hillman</u>	<u>Eric M. Adams</u>
<u>Wendy Hillman</u>	<u>Wendy June Leblanc</u>
<u>James L. Hillman</u>	<u>James C. Leblanc</u>
<u>Anthony Hillman</u>	<u>John Leblanc</u>
<u>Edna Hillman</u>	<u>J. Kim Kang</u>
<u>Harold W. Wright</u>	<u>Jolene Wright</u>

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STATE OF ARIZONA }
County of Maricopa } ss

On this, the 12th day of July, 1975, there appeared before me, the undersigned Notary, in person: Kenneth Nyberg; Lee A. Nyberg; Curtis R. Nelson; Helen Marie Nelson; Arvil R. Bare; Williamena R. Bare; Stanley Rand; Karen Y. Rand; Gary V. Beaudin; Dolores A. Beaudin; J. D. Brown; Louetta L. Brown; Billy B. Horton; Wanda C. Horton; Eugene W. White; Toni White; Robert J. Onderdonk; Karen B. Onderdonk; Daniel J. Peralta; Lolaine G. Peralta; Brian Wade Emy; Denise E. Emy; William H. Dickson, Jr.; Barbara J. C. Dickson; Thomas Masur; Jeanne A. Masur; Pat McGee; Mary McGee; David Theodore Olson; Sue Olson; J. Paul Langan; Sarah R. Langan; Arthur J. Ahrens; Barbara J. Ahrens; James H. Moore; Eve M. Moore; Theodore LeBlanc; Nelda Faye LeBlanc; Karen S. DiPiazza; T. M. McAuliffe; Suzanne C. McAuliffe; Anthony J. Battistone; Helene Battistone; S. Daniel Kang; J. Kim Kang; Harold D. Wright; and JoAnn Wright, known to me to be the persons who have signed their names above and who acknowledged they have signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal.

[Signature]
Notary Public
My Commission Expires Apr. 7, 1976



STATE OF ARIZONA }
County of Maricopa } ss
I hereby certify that the within instrument was filed and recorded at request of
[Signature]
JUL 13 1975 10
In Decker 11242
on page 314
Witness my hand and official seal this day and year aforesaid.
Tom Hawkins
County Recorder
By *[Signature]*
Deputy Recorder

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19 *[Signature]*
W. E. Green