Saguaro Ridge Homeowners Association

Declaration of Covenants, Conditions and Restrictions

DEMO DOCUMENT — fictional association for software testing. Not a real legal or financial document.

Article I — Definitions

"Association" means Saguaro Ridge Homeowners Association, an Arizona nonprofit corporation. "Lot" means each of the 142 residential lots shown on the recorded plat. "Common Area" means the park, trail system, entry monuments and retention basins owned by the Association.

Article II — Assessments

Each Owner covenants to pay annual assessments, payable quarterly, as set by the Board in the annual budget. Assessments not paid within 30 days are delinquent and may accrue a late fee as allowed by A.R.S. § 33-1803.

Article III — Use Restrictions

Lots are for single-family residential use. No exterior change, addition or alteration may be made without prior written approval of the Architectural Review Committee.

Vehicles may not be parked on landscaped areas. Trash containers must be stored out of view except on collection days.

Article IV — Amendment

This Declaration may be amended by the affirmative vote or written consent of Owners holding at least 67% of the votes in the Association.