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RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA	
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BILL HENRY, COUNTY RECORDER	
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SUPPLEMENTAL DECLARATION

TO

DECLARATION OF HORIZONTAL PROPERTY REGIME

AND

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

ESTABLISHING AND GOVERNING

THE CENTER COURT, SCOTTSDALE

THIS SUPPLEMENTAL DECLARATION is made and entered into pursuant to that certain Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions, and Restrictions Establishing and Governing The Center Court, Scottsdale, which Declaration was recorded on the 16th day of January, 1984, in Official Record No. 84 019865, in the Office of the County Recorder of Maricopa County, Arizona, by THE CENTER COURT, SCOTTSDALE, an Arizona Joint Venture, comprised of STAR RENTALS INCORPORATED, a Minnesota Corporation authorized to transact business within the State of Arizona, and ALEXANDER & SONS, INC., a Minnesota Corporation, which Joint Venture has its principal place of business at 3019 North Civic Center Plaza, Scottsdale, Arizona 85251, (hereinafter referred to as the "Declarant").

RECITALS

Declarant is the fee owner of that certain real property situated in the City of Scottsdale, County of Maricopa, State of Arizona, which real property is more particularly described in Exhibit "A" attached hereto and incorporated herein, (hereinafter referred to as the "Annexed Parcel"); and

The above-referenced Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions, and Restrictions, (hereinafter referred to as the "Declaration") provides in Article XIV thereof that the

Declarant may, at any time within Seven (7) years from the latter of (1) the date the Declaration was originally recorded, or (2) the date of recordation of the Supplemental Declaration annexing the most recent phase of the Property, if recorded within Seven (7) years from the date the Declaration was originally recorded, annex all or any portion of the real property described in Exhibit "B" to the Declaration by recording a legal description of such Additional Parcel or portion thereof (hereinafter referred to as the "Additional Parcel") within a Supplemental Declaration incorporating by reference all of the Restrictions and other provisions of the Declaration and re-allocating by a complete re-statement the percentage interest in the Common Elements for the then total number of Condominium Units within the Property based upon proportionate floor space; and

The Declaration was originally recorded on the 16th day of January, 1984; no Supplemental Declaration has been recorded by the Declarant from and after said latter date to and including the date of this Supplemental Declaration; the Declarant desires and intends to annex the Annexed Parcel to the Declaration and to the Property as that latter term is defined and set forth in the Declaration and to the Horizontal Property Regime established pursuant thereto; and the Annexed Parcel is a part of the Additional Parcel as that term is defined and set forth herein and in the Declaration; and

In conjunction with the annexation of the Annexed Parcel, and re-allocating by a complete re-statement the percentage interest in the Common Elements as a result of the Incorporation of the Annexed Parcel into the Property, the Declarant desires to incorporate Exhibits "D" and "E" within the Declaration, which Exhibits were inadvertently omitted from the Declaration at the time of its original recordation on the 16th day of January, 1984;

NOW, THEREFORE, Declarant as present owner of all of the Annexed Parcel, for the purposes above set forth, and pursuant to the terms, conditions, and provisions of Article XIV of the Declaration, declares as follows:

1. Exhibits "B" and "C" attached hereto and incorporated herein, are hereby respectively deemed attached to and incorporated within the

Declaration as Exhibits "D" and "E" as provided and set forth in the Declaration. Said Exhibits were inadvertently omitted from the Declaration at the time of its original recordation on the 16th day of January, 1984, and respectively set forth the percentage interest of each Condominium Unit in Phase I in the Common Elements, and the percentage interest which each Condominium Unit would own in the Common Elements in the event the Declarant ultimately annexed the maximum amount of Condominium Units to the Property, as provided and set forth in Article XIV of the Declaration.

2. Effective upon the date of recordation of this Supplemental Declaration with the Office of the Maricopa County Recorder, the Annexed Parcel as described and set forth in Exhibit "A" attached hereto and incorporated herein, is hereby submitted to the Declaration as Phase II of the Property, and shall be subject to all the terms, conditions, and provisions of the Declaration as more particularly set forth and described therein subject to the following stipulations and conditions as hereinafter set forth. Accordingly, the Owners, Occupants, Mortgagees, Beneficiaries, and Trustees under the Mortgages or Deeds of Trust, as the case may be, and all other Persons hereafter acquiring any interest in the Annexed Parcel shall at all times enjoy the benefits of, and shall hold their interest subject to, the Declaration and the rights, easements, privileges, and Restrictions set forth therein.

3. The Buildings, as that term is defined and set forth in the Declaration, which encompass a part of the Property or Condominium Project, are hereby designated upon the Plat recorded with the Declaration to contain the Condominium Units as shown below:

<u>BUILDINGS</u>	<u>CONDOMINIUM UNITS</u>
A	101, 201, 301, 102, 202, 302 103, 203, 303, 104, 204, 304 105, 205, 305, 106, 206, 306 107, 207, 307
B	108, 208, 308, 109, 209, 309 110, 210, 310, 111, 211, 311 112, 212, 312, 113, 213, 313
C	114, 214, 314, 115, 215, 315 116, 216, 316, 117, 217, 317

BUILDINGSCONDOMINIUM UNITS

D

118, 218, 318, 119, 219, 319
120, 220, 320, 121, 221, 321

4. The Plat evidencing the survey of the Annexed Parcel submitted to the Declaration by and pursuant to this Supplemental Declaration is attached as Exhibit "C" to the Declaration and was recorded on January 16, 1984 in Book 26 of Maps at Page 19 in the Office of the Maricopa County Recorder, Arizona.

5. The designation of the percentage interest which each Condominium Unit bears to the entire Horizontal Property Regime, which percentage interest is based on proportionate floor space and which percentage interest shall constitute the percentage interest of each Owner in the Common Elements is, as a result of the recordation of this Supplemental Declaration, re-stated and set forth in Exhibit "D" attached hereto and incorporated herein.

6. Pursuant to the recordation of this Supplemental Declaration, the Property shall be comprised of a total of SIXTY-THREE (63) Condominium Units designated or intended for independent use as dwelling Units.

7. The voting rights and Assessment obligations of an Owner shall, notwithstanding the recordation of this Supplemental Declaration, remain unchanged since the Declaration provides that there shall be one (1) vote for each Owner of a Condominium Unit which is designated or intended for independent use as a dwelling Unit, and since the Declaration further provides that Assessments shall be uniform for Condominium Units designated or intended for independent use as dwelling Units; to be determined by a fraction the numerator of which is one (1) and the denominator of which is the then aggregate number of such Condominium Units contained within the Property.

8. In all other respects, except as amended hereby to facilitate the incorporation of the Annexed Parcel into the Property and the Declaration as hereinabove set forth, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed in its behalf as of this 24th day of February

LEGAL DESCRIPTION FOR CENTER COURT, PHASE II

BEGINNING at the South quarter corner of Section 26, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 89°41'50" West, along the South line of said Section 26, also being the monument line of Thomas Road a distance of 1,312.74 feet to the intersection of said South section line with the monument line of 74th Street;

thence North, along the monument line of 74th Street, a distance of 562.53 feet;

thence North 89°46'30" East, a distance of 40.00 feet to the East right of way line of 74th Street also being a point "A";

thence North 00°00'00" West a distance of 430.16 feet;

thence North 89°48'51" East, a distance of 126.50 feet;

thence South 00°00'30" West, a distance of 6.00 feet;

thence North 89°48'51" East, a distance of 15.50 feet;

thence South 00°11'09" East, a distance of 0.31 feet;

thence South 59°06'30" East, a distance of 90.57 feet;

thence South 00°13'30" East, a distance of 202.94 feet to the

TRUE POINT OF BEGINNING;

thence North 89°46'30" East, a distance of 321.95 feet;

thence South 00°00'30" West, a distance of 42.00 feet;

thence South 89°59'30" East, a distance of 52.00 feet;

thence South 00°00'30" West, a distance of 8.67 feet;

thence South 89°59'30" East, a distance of 16.00 feet;

thence South 00°00'30" West, a distance of 18.00 feet;

thence North 89°59'30" West, a distance of 12.00 feet;

thence South 00°00'30" West, a distance of 99.10 feet;

thence South 89°46'30" West, a distance of 330.22 feet;

thence North 00°13'30" West, a distance of 40.00 feet;

thence North 89°46'30" East, a distance of 27.00 feet;

thence North 00°13'30" West, a distance of 16.00 feet;

thence South 89°46'30" West, a distance of 90.00 feet;

thence South 00°13'30" East, a distance of 16.00 feet;

thence South 89°46'30" West, a distance of 67.50 feet to a

point on a curve concave to the Northeast and having a radius of 4.50 feet;

thence Northwesterly along the arc of said curve a distance of 7.07 feet through a central angle of 90°00'00";

thence North 00°13'30" West, a distance of 11.50 feet;

thence South 89°46'30" West, a distance of 81.00 feet;

thence North 00°58'12" East, a distance of 60.01 feet;

thence North 89°46'30" East, a distance of 167.71 feet;

thence North 00°13'30" West, a distance of 52.00 feet to the

TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

BEGINNING at above mentioned point "A";

thence North 89°46'30" East, a distance of 61.24 feet to the

TRUE POINT OF BEGINNING:

thence North 00°13'30" West, a distance of 22.00 feet;

thence North 89°46'30" East, a distance of 144.00 feet;

thence South 00°13'30" East, a distance of 22.00 feet;

thence South 89°46'30" West, a distance of 144.00 feet to the

TRUE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING:

EXHIBIT "A" (CONT)

BEGINNING at above mentioned Point "A";
thence North 89°46'30" East, a distance of 412.24 feet;
thence North 00°13'30" West, a distance of 46.00 feet to the
TRUE POINT OF BEGINNING;
thence North 00°13'30" West, a distance of 16.00 feet;
thence North 89°46'30" East, a distance of 81.00 feet;
thence South 00°13'30" East, a distance of 16.00 feet;
thence South 89°46'30" West, a distance of 81.00 feet to the
TRUE POINT OF BEGINNING.

Said parcel contains 71,314.10 square feet or 1.6371 acres more or
less.

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<u>UNITS</u>	<u>EXHIBIT "B"</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
107, 207, 307, 106, 206, 306		3.6967% each
105, 205, 305		5.2888% each
104, 204, 304, 103, 203, 303, 102, 202, 302, 101, 201, 301		5.1628% each

EXHIBIT "C"

<u>PHASE NO.</u>	<u>UNITS</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>	
I	107, 207, 307, 106, 206, 306	0.3801% each	
	105, 205, 305	0.5438% each	
	101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304	0.5309% each	
II	108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321	0.5309% each	
	III	122, 123, 124, 125, 222, 223, 224, 225, 322, 323, 324, 325	0.3801% each
		126, 127, 128, 129, 130, 131, 226, 227, 228, 229, 230, 231, 326, 327, 328, 329, 330, 331	0.5309% each
	IV	132, 133, 134, 135, 232, 233, 234, 235, 332, 333, 334, 335	0.3801% each
		136, 137, 138, 139, 140, 141, 142, 236, 237, 238, 239, 240, 241, 242, 336, 337, 338, 339, 340, 341, 342	0.5309% each
	V	143, 144, 145, 146, 147, 148, 243, 244, 245, 246, 247, 248, 343, 344, 345, 346, 347, 348	0.5309% each
		149, 150, 151, 152, 249, 250, 251, 252, 349, 350, 351, 352	0.3801% each

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<u>PHASE NO.</u>	<u>UNITS</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
VI	153, 154, 155, 156, 157, 158, 159, 160, 253, 254, 255, 256, 257, 258, 259, 260, 353, 354, 355, 356, 357, 358, 359, 360	0.5309% each
VII	161, 261, 361	0.3931% each
	162, 163, 164, 165, 166, 167, 262, 263, 264, 265, 266, 267, 362, 363, 364, 365, 366, 367	0.5309% each

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EXHIBIT "D"

<u>UNITS</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
107, 207, 307, 106, 206, 306	1.1668% each
105, 205, 305	1.6693% each
101, 102, 103, 104, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 201, 202, 203, 204, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 301, 302, 303, 304, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321	1.6295% each