

RECORDING REQUESTED BY:
First American Title Insurance Company

220518410-4-1-1--
morenoa

AND WHEN RECORDED MAIL TO:

CAPTION HEADING: **Fourteenth Amendment of Condominium Declaration for Ranch North, A
Condominium**



When recorded, mail to:

HBT of Rancho North LLC
706 E. Bell Road, Suite #212
Phoenix, AZ 85022

**FOURTEENTH AMENDMENT TO
CONDOMINIUM DECLARATION FOR
RANCHO NORTH, A CONDOMINIUM**

This **Fourteenth** Amendment to Condominium Declaration for Rancho North, a Condominium (this "**Fourteenth** Amendment") is made as of this **23rd day of November, 2022**, by Rancho North Condominium Association, an Arizona nonprofit corporation (the "Association").

RECITALS

- A. A Condominium Declaration for Rancho North, a condominium (the "Declaration") was recorded on December 8, 2017, at Recording No. 2017-0908506, in the official records of the County Recorder of Maricopa County, Arizona, submitting certain real property described in the Declaration to a condominium pursuant to the Arizona Condominium Act, A.R.S. § 33-1201, et seq.
- B. A Condominium Plat for Lot 1 & 2 of the Rancho North, a Condominium (the "Plat") was recorded at Book 1346 of Maps, Page 28, in the official records of the County Recorder of Maricopa County, Arizona, which among other things, identifies Units, Buildings and allocates certain Limited Common Elements to specific Units.
- C. Unless otherwise defined in this Fourteenth Amendment, each capitalized term used in this Fourteenth Amendment shall have the meaning given to such term in the Declaration.
- D. Section 2.10 of the Declaration provides that the Declaration may be amended by the Declarant without the consent of the Association or any other Unit Owner to annex in Units for future phases and submitting to the Declaration all or any portion of the Additional Property.

- E. **HBT of Rancho North LLC, an Arizona Limited Liability Corporation**, is the Declarant under the Declaration and the owner of all of the Additional Property.
- F. Declarant intends to add a portion of the, Additional Property to this Condominium by the authority set forth in Article 2 of the Declaration such that all Units added herein are subject to the use restrictions contained in the Declaration as subject in all respect to the Condominium Documents.
- G. Therefore, as required by Section 2.10 of the Declaration:

- a. The Legal Description of the portion of the Additional Property being annexed is:

Units 1049, 1050, 2049, 2050, 2051 in Building 17 of Lot 1 & 2 of the Rancho North recorded as Book 1346 of Maps, Page 28, in the records of the County Recorder of Maricopa County Arizona.

Along with the limited common elements assigned to each Unit and each Unit's undivided interest in the common elements as set forth in the Declaration

- b. The number of Units being added by this annexation is **5**.
- c. The Units added herein shall share an undivided interest in the Common Elements with all other Units that are currently, or become at some time in the future, subject to the Declaration. The Limited Common Elements allocated to the Units added herein are set forth in the Plat.
- d. The allocation of Common Element Interest and Common Expense Liabilities is established by Section 2.6 of the Declaration and automatically incorporates any Additional Property as it is annexed into the Declaration. The effective date of the change in allocation is the date upon which this amendment is recorded as set forth in Section 2.10.2 of the Declaration.
- e. All Special Declarant Rights or Development Rights reserved by the Declarant or granted to the Declarant in the Declaration shall remain unchanged by this Fourteenth Amendment.

AMENDMENT

NOW THEREFORE, the Declaration is amended as follows:

1. The legal description on Exhibit A to the Declaration is amended in its entirety to read as follows:

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Maricopa County, Arizona.

3. The Declarant certifies that this Fourteenth Amendment has been approved as required by Section 2.10 of the Declaration.
4. Except as amended by this Fourteenth Amendment, the Declaration shall remain unchanged and in full force and effect. In the event of any conflict or inconsistency

