

When recorded, return to:

HBT of Windrose LLC
 706 E. Bell Road, Suite 212
 Phoenix, Arizona 85022

Affidavit of Correction

for the Re-plat of Zanjero Trails Infrastructure Plat – Zanjero

Trails Phase 1A-Parcel 43 (Case #S2013014)

The purpose of this Affidavit of Correction is to amend the Development Standards Comparison Table shown on the Re-plat of Zanjero Trails Infrastructure Plat – Zanjero Trails Phase 1A-Parcel 43 Recorded in Book 1297 Page 6, Maricopa County Recorder.

The R1-6 RUPD Development Standards Comparison Table has been modified per Case #Z2016072 as shown below:

REGULATION	BASE ZONING DISTRICT REGULATIONS (R1-6)	PROPOSED ZONING DISTRICT REGULATIONS (R1-6)
Max. Height	30' or 2 stories	30' or 2 stories
Min. Front Yard	20'	20' *(1)
Min. Side Yard	5	5'
Min. Street-side Yard	10'	10'
Min. Rear Yard	25'	15'
Lot Area (min)	6,000 sq. ft.	6,000 sq. ft.
Min. Lot Width	60'	53'
Lot Area per Dwelling Unit (min) *(2)	6,000 sq. ft.	6,500 sq. ft.
Max. Lot Coverage	50%	50%
Min. Distance between Buildings	10'	10'
Parking Spaces	2/du	2/du
Max. Privacy Wall Height	6'	6' privacy wall w/ max. 7' column above a max. 3' retaining wall
Maximum Height of Subdivision 6' Monument	6'	10' Primary 6'-8" Secondary
Maximum Subdivision Sign Area (sign area as defined by MCZO 1408.1)	32 sq. ft., 6' high with the base at least 1/2 the width	70 sq. ft. Primary *(3) 24 sq. ft. Secondary *(3)
Notes:		
(1) Front yard setback may be reduced to 10' for side entry garages or forward living spaces.		
(2) Lot Area per D.U. = total area of lots and open spaces, excluding all public and private streets, divided by the total number of lots. This calculation only applies to Single-Family Residential zoning districts.		
(3) Maximum Primary and Secondary Sign Area includes logo.		

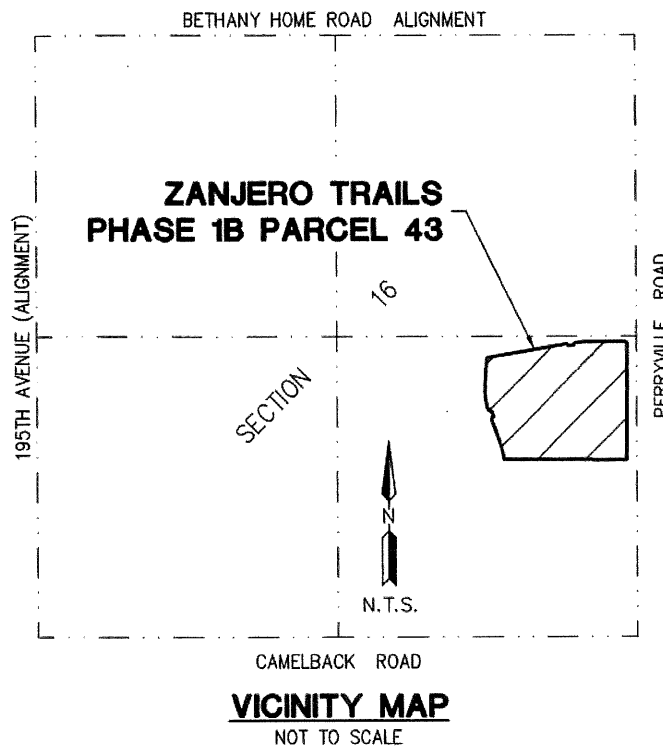
Ownership Information:

HBT of Windrose LLC
706 E. Bell Road, Suite 212
Phoenix, Arizona 85022
Phone: (602) 358-2140
Contact: Kevin Kiesel

Legal Description:

Lots 1 through 98 and Tracts A through E, inclusive of RE-PLAT OF ZANJERO TRAILS INFRASTRUCTURE PLAT – ZANJERO TRAILS PHASE 1A-PARCEL 43, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1297 of Maps, page 6.

Vicinity Map:



In witness whereof; HBT of Windrose LLC, an Arizona limited liability company, as Owner, has hereunto caused its name to be signed and the same to be attested by the signature of the undersigned as a duly authorized representative of the Owner.

Executed this 5 day of MAY 2017.

HBT of Windrose LLC, an Arizona limited liability company
By: Towne Development, Inc., an Arizona corporation, its Member

By: Kevin Kirsch

Its: V.P.

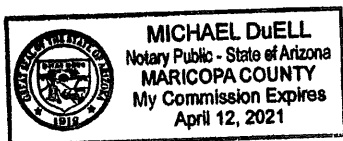
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 5 day of MAY, 2017, before me, the undersigned notary, personally appeared Michael Duell, who acknowledged her/himself to be Kevin Kirsch of HBT of Windrose LLC, an Arizona limited liability company, and acknowledged that he/she, being duly authorized so to do, executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Michael Duell
Notary Public



Maricopa County Approval:

Maricopa County, a political subdivision of the State of Arizona

By: Barren V. Gerard

Its: Deputy Director of the Planning & Development Dept.

Date: 6/5/17

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 5th day of June, 2017, by Barren V. Gerard, the Deputy Director of Maricopa County, a political subdivision of the State of Arizona, on behalf of the County.

Julia Marie Jett
NOTARY PUBLIC

My Commission Expires: 2/20/2020

