

**When recorded return to:**

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2022-0013245 ARES Page: 1 of 1  
03/03/2022 11:01:16 AM  
Leslie M. Hoffman  
OFFICIAL RECORDS OF YAVAPAI COUNTY \$30.00  
DONALD BURTON



**Ruger Ranch Phase III**

**Amendment to Blackhawk POA's CC&R's:**

The following sentence in Article 6.2 in Blackhawk POA's CC&Rs as recorded in Yavapie County Arizona on August 16, 2004 Book 4175 Page 693 has been amended.

Sentence being Amended: Construction of a guest house, barn or other structures or improvements may not begin until construction of the primary residence has begun or has been completed.

This Amendment 6.2A to the existing Blackhawk POA CC&Rs Section 6.2 **ALLOWS** construction of a Storage Structure that will be a part of the owner's county approved permanent building plan for the parcel may occur *before* the construction of the primary residence as detailed below.

A Storage Structure is defined as a permanent building that meets existing building material requirements for construction set forth in the CC&Rs, but lacks livable space. Livable Space is defined as that part of a dwelling normally considered livable in a real-estate transaction. The Storage Structure's early construction would be primarily for secure storage of construction tools and materials and other purposes supporting development.

Suitable examples of a Storage Structure are: well buildings or a lockable, secure out-building that would normally be part of an overall building plan or design.

The requirements for this Storage Structure are:

1. Plans must be submitted and approved by the Blackhawk POA's Architectural Review Committee prior to grading or construction. Submitted plans must include of a schematic drawing of the building as to its location on the parcel, road(s) & driveway locations, property lines, building's location to the future home site, exterior elevation including footing details, and materials to be used.

2. Permits are required from the Yavapai County prior to commencing construction. Permits must be on file with Blackhawk POA before construction begins.

3. Structure SHOULD NOT be visible from county roads. If that is not possible, the structure must be a minimum of 100 feet from any county named road.

4. Structure MUST NOT be a LIVABLE SPACE.

Approved on January 9, 2010 by a quorum of Members/ Property Owners as required in the Association's By Laws.

Board Member signature:

Vice President

Blackhawk Property Owners Association

**END**