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SUSAN MARLER



FEE #: 2005 – 25741

06/14/2005 04 21 PAGES 0003
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REQ BY YUMA TITLE
REC BY PATTY MAGANA

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167402-MS

Caption Heading Declaration of Restrictions

Developer Ben Ruckle 2005-12 Burton Street San Diego, CA 92111
(858) 571-3111 ruckle12@aol.com

Hyder Desert Airpark

Restrictions

- 1
The airstrip will have a large X on each end of the runway since this is a private runway only for the use of the owners and their guests No others are to use the runway without approval of one of the owners
- 2
Each owner is required to share the cost of maintaining the airstrip and roads on the property and the road leading to the airpark from Palomas road
- 3
Each owner is to share the cost of maintaining the facilities for the water system including the well Exception is if owner has his own private well
- 4
Water meters will be installed at each lot at owners expense at the time owner hooks up to the water system
- 5
There is to be only one complex on each 40 acres where the house, manufactured home, guest house, hanger, barn, storage units, RV's, garages and cars are located It is expected that the property be kept in a neat and orderly fashion Mobile homes to have skirting around base of the home
- 6
No lawns are permitted unless owner has his own private water source A few shade or citrus trees and garden will be allowed at each complex depending on water availability
- 7
The eight owners are to elect a manager from the group of owners who will oversee the maintenance and use of the airstrip, roads, water system etc
- 8
The onsite road to the lots are located at either side of the runway If the dirt surface of the runway is wet from recent rain, no one should land or takeoff until dry enough that there will be no ruts left. Cars or pickups should not cross runway when in a wet condition The road will go around each end at the cull-de-sac to get to lots on the west side of runway
- 9
Each owners 40 acres is his private property and other owners should respect the privacy of the others and not enter their property without permission
- 10
Owner is to sign below at time of the close of escrow that he has received a copy of these restrictions

Ben Ruckle Date 6/14/05
Owner

25741

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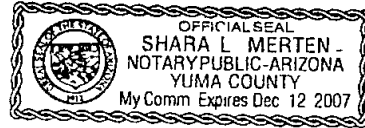
State of Arizona)
)
County of Yuma) SS

On June 14, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Ben Ruckle personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument

WITNESS my hand and official seal

Shara L Merten Notary Signature

(Notary Seal)



State of _____)
)
County of _____) SS

On _____, before me the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument

WITNESS my hand and official seal

_____ Notary Signature

(Notary Seal)

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