

**SECOND AMENDED AND RESTATED
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE COMMUNITY OF CANYON LAKES**

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This revised Section 1 eliminates certain definitions that are no longer applicable or better defined elsewhere, such as “condominium,” “local association,” “supplemental declaration” “private area,” “unit,” “unit owner,” and “resident”. Terms that were previously addressed elsewhere are added, including the terms “lot” and “declaration.” The significant change is replacing the terms “private area” and “unit” with the terms “lot” and “lot owner.” The term lot is now used throughout the entire document. “Property” governed by the CCRs is now an Appendix.

Section 2 – Property Subject to Declaration – Supplemental Declarations –
Approval Required Page 5

This revised Section 2 introduces the term “supplemental declaration,” which was removed from Section 1. The significant change is clarifying the requirement that supplemental declarations are valid only upon written approval by the Board of Directors.

Section 3 – Reserved..... Page 5

This Section 3 originally dealt with withdrawal of property. It was deleted in the previous 2009 update.

Section 4 – Reserved..... Page 5

Section 4 previously dealt with land classifications now addressed in the definitions or elsewhere. Some classifications no longer apply, such as “private way” and “private recreational area”.

Section 5 – Consolidation of Lots Page 6

This revised Section 5 removes the restriction prohibiting structures to be placed upon orphaned lots. Instead, this Section provides the Board the ability to impose reasonable restrictions to the use and development of such lots. Notably, this Section provides that lots may be consolidated through boundary lines adjustments, and that such lots will be subject to a single assessment. Such consolidation must be approved by the Board to ensure CCR compliance.

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