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AmAncala-3-1-1--  
Garcia

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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF ANCALA CASITAS RESORT**

This First Amendment to the Declarations of Covenants, Conditions and Restrictions of Ancala Casitas Resort (the "First Amendment") is made as of the date of its recording, by The Villas at Ancala Homeowners Association, an Arizona nonprofit corporation, formerly known as the Ancala Golf Casitas Homeowners Association, formerly known as the Ancala Casitas Resort Homeowners Association (the "Association").

**RECITALS**

A. WHEREAS, the Association is subject to the Declaration of Covenants, Conditions and Restrictions of Ancala Casitas Resort recorded June 27, 1991, Recording Number 1991-0296768 in Maricopa County (the "Declaration").

B. WHEREAS, on March 31, 1997 the Association filed Articles of Amendment to Articles of Incorporation changing its name from Ancala Casitas Resort Homeowners Association to Ancala Golf Casitas Homeowners Association.

C. WHEREAS, on July 12, 2006, the Association filed Articles of Amendment to Articles of Incorporation changing its name from Ancala Golf Casitas Homeowners Association to The Villas at Ancala Homeowners Association.

D. WHEREAS, the Declaration at Article XIII, Section 5 provides that the Declaration may be amended by Owners of not less than seventy-five percent (75%) of the Lots. Subsequent statutory authority at A.R.S. §33-1817(A) provides that the Declaration can be amended by the Association by an affirmative vote or written consent of the number of owners specified in the Declaration.

E. WHEREAS, this First Amendment was adopted and approved by the Owners of at least 75% of the Lots by written consent pursuant to A.R.S. §33-1817 and A.R.S. §10-3704.

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**AMENDMENT**

**NOW, THEREFORE**, the Declaration is amended as follows:

1. **Delete** the document title and replace with "Declaration of Covenants, Conditions and Restrictions of The Villas at Ancala."
2. **Delete** Article I, Section 1 in its entirety and replace with the following:  
  
Section 1. Association. "Association" shall mean and refer to The Villas at Ancala Homeowners Association, an Arizona nonprofit corporation, its successors and assigns.
3. **Delete** Article V, Section 2(k) in its entirety and replace with the following:  
  
k. Reimbursement to the Ancala Homeowners Association, the association responsible for administering the adjacent development, in the amount required pursuant to the Agreement and Covenant to Share Costs recorded December 19, 2018, Recording Number 20180928236 in Maricopa County.

Except as expressly amended herein, the Declaration shall remain in full force and effect. In the event of any conflict or inconsistency between the First Amendment and the Declaration, this First Amendment shall prevail. Unless otherwise defined herein, each capitalized term used in this First Amendment shall have the meaning given to such term in the Declaration.

**IN WITNESS WHEREOF**, the Villas at Ancala Homeowners Association, an Arizona nonprofit corporation, has executed this First Amendment.

VILLAS AT ANCALA HOMEOWNERS ASSOCIATION

By: 

Arlan G. Oliva, President

STATE OF ARIZONA                    )  
  ) ss.  
COUNTY OF MARICOPA            )

