



Covenants, Conditions, and Restrictions (CCRs) for ANNAJO ESTATES 1-10 Recorded by Pima County Recorder's Office in 1960

DISCLAIMER

These CCRs were obtained from the Pima County Recorder's Office (PCRO) for research purposes. Documents have been organized, cleaned, transformed, and may have been subject to adjustments and modifications to make them more understandable and accurate. These documents are for informational purposes only and should not be construed as an official copy or legal description. Official and original documents should be obtained from PCRO. The Mapping Racist Covenants (MRC) project has made every effort to provide accurate and reliable information and does not guarantee the completeness, accuracy, timeliness, or reliability of these documents and the data visualized on the map. These documents are not updated after archival. The project does not accept any liability for any loss or damage that may arise from the use of these documents.

CONTENT WARNING

These CCRs, obtained from publicly available sources, contain language that may address exclusion, race, racism, housing discrimination, and segregation. These documents may contain language that is offensive, including racist and ableist slurs, and may be difficult or triggering for some individuals. Please be aware that the MRC project attempts to define these terms and provide context, but the definitions are not comprehensive and may not fully capture the experiences of marginalized groups. We acknowledge that the content in these documents reflects a complex history and ongoing systems of oppression, and we encourage users to engage with the information critically and with sensitivity to the experiences of historically marginalized people. By continuing to view these documents, you acknowledge and accept the potential for discomfort or distress that may arise from engaging with this content.

ABOUT THE PROJECT

The MRC project tells the story of racist covenants in Tucson. Launched in September 2022, the MRC project explores the geography of racial covenants across Tucson neighborhoods and subdivisions, focusing on those enacted between 1912-1968. Racial covenants were ultimately ruled illegal with the passage of the Fair Housing Act of 1968. Our analysis shows that at least 150 subdivisions across the Tucson metropolitan area have racist CCRs that exclude people of color, as well as other marginalized individuals from living in certain neighborhoods.

BOOK 1657 PAGE 318

STATE OF ARIZONA
COUNTY OF PIMA

I hereby certify that the within No. 61657
instrument was filed for record
in Pima County, State of Arizona

Book 1657 Page 318

Witness my hand and Official Seal:

ANNA FULLINGER,
County Recorder

Date: 1960 AUG 18 PM 2:54

Request of: Gus Groening Realty

By Ida Mae Smith
Deputy

Fee: 175

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RESTRICTIONS GOVERNING THE IMPROVEMENT
DEVELOPEMENT, OWNERSHIP, USE AND SALE

MISCELLANEOUS

OF
ANNAJO ESTATES
TUCSON, ARIZONA

RECORDED JUNE 30, 1960 IN BOOK 14, PAGE 94 IN THE OFFICE OF THE COUNTY
RECORDER OF PIMA COUNTY, ARIZONA

KNOW ALL MEN BY THESE PRESENTS:

That ANNAJO ESTATES being a subdivision of part of Lot 3, Section 6,
Township 16S Range 14E G&S RB&M Pima County, Arizona.

Lots 1 to 10 inclusive, a subdivision of Pima County, Arizona according
to the map or plat thereof record in the office of the County Recorder of
Pima County, Arizona in Book 14 of maps and plats at Page 94.

Livestock and poultry with the exception of hogs, which are prohibited, may be
kept on the premises provided they are kept within the confines of the demised
premises and comply with the County Ordinance of G. R. zoning.

Owners having any livestock and poultry must observe rules of cleanliness in
their keep. Noxious odors or noises resulting from the possession of such
livestock or poultry which may be or become an annoyance to the neighborhood
must be removed or corrected within 15 days of receiving written of the annoy-
ance from the Annajo Estates owner, its agent or assign.

No lot shall be used in whole or part for storage or rubbish of any character
whatsoever nor for the storage of any property or thing that will cause such
a lot to appear in an unclean condition or that will be obnoxious to the eye.

All restrictions shall be to all lots, two trailers, or one house and trailer,
duplex or triplex to comply with County Ordinance of G.R. zoning.

All restrictions herein shall be binding on all lots, and the owners thereof
and shall run with the land and continue and remain in full force and effect at
all times and against all persons until January 1, 1980, which time they shall
terminate and end and thereafter be of no further legal effect on said property
or any owner thereof.

ANNAJO ESTATES, a subdivision

by *August Groening* owner
August Groening
Johanna Groening owner
Johanna Groening

STATE OF ARIZONA

SS

COUNTY OF PIMA

This instrument was acknowledged before me this 18 day of August 1960
by August Groening and Johanna Groening H/W for the purpose therein set
forth.

My Commission Expires July 20, 1964

A. J. Neukring
Notary Public

