



Covenants, Conditions, and Restrictions (CCRs) for CRESTA LOMA ESTATES

Recorded by Pima County Recorder's Office in 1949

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 172 PAGE 188

STATE OF ARIZONA)
COUNTY OF PIMA) ss. I hereby certify that the within
instrument was filed for record
in Pima County, State of Arizona

Witness my hand and Official Seal.

Indexed	Paged	Blotted
<i>[initials]</i>	<i>[initials]</i>	<i>[initials]</i>

ANNA SULLINGER,
County Recorder

By *Norona Y. Meindl*
Deputy

No. 17027

Book 172 DOCKET Pages 188-189

Date: _____
Request of: Tucson Life Insurance Co.

Fee: 2.15 MISCELLANEOUS

DECLARATION OF ESTABLISHMENT OF CONDITIONS AND
RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That we, PAUL M. AREND, JR., and ELSIE M. AREND, his wife, being the
owners of all that certain tract of land situated in the County of Pima, State
of Arizona, described as follows, to-wit:

All of Cresta Loma Estates, situate in the
south half of the north half of Section 14,
Township 13 South of Range 13 East, G. & S.
R. B. & M., Pima County, Arizona, according
to the map or plat thereof, of record in the
office of the County Recorder of Pima County,
Arizona on May 11, 1948 in Book 8 of Maps and
Plats at page 83;

do hereby certify and declare that we have established and do hereby establish
a general plan for the improvement, development, ownership, use and sale of
said property so owned by us and do hereby establish the manner, provisions,
conditions, restrictions and covenants upon and subject to which said property
and each and every lot shown on said map or plat thereof, shall be used,
improved, occupied, owned, sold and conveyed all of which shall be binding
upon and inure to the benefit of the present and future owners of said lots,
all of which shall apply to and bind the respective successors in interest of
the present owners and future owners of all of said lots.

1. The said Paul M. Arend, Jr., and Elsie M. Arend, his wife, do here-
by reserve unto themselves an easement and right of way in perpetuity for the
benefit of all lots in said subdivision for the construction, installation,
maintenance and operation of such water pipe lines as may be necessary or
convenient to furnish water for use on any or all lots of said subdivisions,
together with the right of entry for the purpose of installing and maintaining
said water pipe lines in such locations as may be necessary or convenient for
the proper furnishing of water to the occupants and owners of said lots.

2. No business of any nature shall be conducted on any lot and no
building or structure intended for or adapted to business purposes shall be
erected or permitted on any lot in said subdivision.

3. Only one single family dwelling shall be erected on any one lot in
said subdivision and said dwelling shall contain not less than 1100 square feet,
inside area.

17027

In addition to said single family dwelling, one guest house may be erected on any lot on which said one family dwelling has already been erected. All of said buildings, whether the main dwelling or guest house, shall be of masonry construction.

4. No horses, cattle, sheep, goats, hogs, rabbits, poultry or other livestock shall be kept or maintained commercially upon any part of said property. This paragraph shall not be construed, however, as prohibiting the keeping of ordinary domestic pet animals upon said property.

5. No part of said property shall be sold, conveyed, rented or leased, in whole or in part, to, or be used or occupied, or permitted to be used or occupied, in whole or in part, by any person of African or Asiatic descent or by any person not of the White or Caucasian race, except such persons as may be actually employed on said property as domestic servants by the owners or tenants of any part of said property.

6. No dwelling house or guest house shall be erected without first having submitted the plans therefor to Paul M. Arend, Jr., and procuring his approval of said construction.

Should any one owner own one lot and a part of another lot, said tract shall be considered as one lot under the terms of these restrictions.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 27th day of May, 1949.

Paul M. Arend, Jr.
Elsie M. Arend

STATE OF ARIZONA:)
) ss.
COUNTY OF PIMA:)

This instrument was acknowledged before me this 27th day of May, 1949, by Paul M. Arend, Jr., and Elsie M. Arend, his wife.

Paul Hart
Notary Public

My commission expires: July 14, 1952

JRO/lmc