



Covenants, Conditions, and Restrictions (CCRs) for LORALYN

Recorded by Pima County Recorder's Office in 1951

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.

27760

BOOK 377 PAGE 219

DECLARATIONS OF ESTABLISHMENT OF CONDITIONS, RESERVATIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned owners of Loralyn Subdivision near the City of Tucson, Pima County, Arizona, as shown by the Map or Plat of said addition of record in the office of the County Recorder of Pima County, Arizona, in Book 9 of Maps and Plats at Page 71 thereof, hereinafter called "said property", do hereby declare that we have established and do hereby establish the following provisions, conditions, restrictions, reservations and covenants, upon and subject to which all of the lots and portions of lots in said property shall be improved, sold or conveyed by the undersigned each and all of which provisions, conditions, restrictions, reservations and covenants, is and are for the benefit of each and every owner of land in said property, their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of and pass with each and every parcel of land in said property, and shall apply to and bind the purchasers of any portions or portion of said property and their successors in interest and each and all of which provisions, conditions, restrictions, reservations and covenants are impressed and imposed upon each and every parcel in favor of each and every other parcel of said property, as follows to-wit:

1. All lots in said property shall be used for private residence purposes only.
2. No residence shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 30 feet to the rear lot line, or nearer than 7 feet to the side lot line where the dwelling on the adjoining lot with the common line is located 9 feet or more distant from the common line, or nearer than 9 feet to the side lot line where the dwelling on the adjoining lot is located 7 feet from the common line; i.e. to the effect that no two main dwellings on adjacent lots shall be constructed less than 16 feet apart.
3. No private residential structure shall be erected or placed on any building plot, which plot has a square foot area of less than 7,000 square feet.
4. All private residences shall have a floor area of not less than 900 square feet exclusive of garages, carports, and porches.
5. No trailers, or temporary structures shall be used as temporary or permanent living quarters, either prior to, or after the erection of a permanent dwelling and all buildings shall be of masonry construction.
6. Any ownership or single holding comprising part of one lot, or two or more adjoining lots, or all of one lot and part, or parts, of one or more adjacent lots, may be considered as one lot within the meaning of the word "lot" as used herein.
7. No livestock, animals, or poultry of any kind or description, with the exception of the customary and/or ordinary house and yard pets, shall be kept or allowed to remain upon any part or portion of this subdivision.

8. These Conditions, Reservations, and Restrictions, may be changed or amended by the action of persons holding title to 60% of said property in recording in the Office of the County Recorder, Pima County, Arizona, said changed or amended Conditions, Reservations, and Restrictions over their signatures.

9. The aforesaid provisions, covenants, conditions, and restrictions and each and all thereof shall run with the land and shall continue and remain in full force and effect at all times against any owner of any of the hereinbefore described property however his title thereto may be acquired, until July 19, 1971, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote and recorded signature of the majority of the then owners of the lots it is agreed to remove all conditions, restrictions, reservations and provisions.

2760

10. A breach of any of the foregoing provisions, conditions, restrictions or covenants, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property, but said provisions, conditions, restrictions and covenants shall be binding upon and effective against any such mortgage or trustee or owner thereof whose title thereto or whose grantors title thereto, is or was acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 18th day of August, 1951.

Leslie V. Clawson
Leslie V. Clawson

Ethel S. Clawson
Ethel S. Clawson

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

This instrument was acknowledged before me this 18th day of August, 1951, by Leslie V. Clawson and Ethel S. Clawson, husband and wife,

Edwin J. Clawson
Notary Public

My Commission expires: July 5, 1955

277641

Fee 2.35

INDEXED	COMPARED TO	COPIES	SLIPPED
<i>gms</i>	<i>✓</i>		<i>gms</i>

State of Arizona)
County of Pima) ss.

Clawson Realty Co.

Aug 13:39
BOOK 377
PAGE 219 & 220

Anna Sullivan

44992

BOOK 520 PAGE 129

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was acknowledged before me this 15th day of September, 1952, by LESLIE V. CLAWSON and ETHEL S. CLAWSON, husband and wife, and H. A. TIDMORE and MARIE TIDMORE, husband and wife, and FRANK W. SUTTON, as Chairman, and WILLIE J. RAY, as Executive Secretary-Treasurer of the BAPTIST GENERAL CONVENTION OF ARIZONA, a corporation.

W. J. Ward
Notary Public

My commission expires: 12/15/54



44992

MISCELLANEOUS

Fee 1.55

INDEXED	COMPARED TO	COPY	FILED
<i>JS</i>	<i>JS</i>		<i>JS</i>

State of Arizona - ss.
County of Pima

I hereby certify that the within instrument was filed for record as required by **LUCCSON TIRE INSURANCE COMPANY** of

1952 OCT 10 AM 10:23

Book 520 DOCKET

Page 128 + 129

Witness my hand and seal this day and year above written
ANNA SULLINGER, County Recorder

Becky Apple
Deputy

AMENDED DECLARATIONS OF ESTABLISHMENT OF CONDITIONS, RESERVATIONS AND RESTRICTIONS COVERING LORALYN SUBDIVISION, PIMA COUNTY, ARIZONA.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, are the owners by record title in the office of the Recorder of Pima County, Arizona, of more than 60% of all property contained within LORALYN SUBDIVISION, and that we

HEREBY AMEND, ALTER AND CHANGE the Restrictions heretofore placed of record covering said property on August 22, 1951, by Instrument No. 27760, which was recorded in Docket 377 at Page 219, in the following manner and particulars, to-wit:

- 1. Porches and car-ports are exempted from being considered or termed residence.
- 2. The minimum distance between the side lot line and the residence shall be changed and amended in Lots 2, and 19, from 7 feet to 6 feet.
- 3. No residence shall be erected nearer than 9 feet from the West side line of Lot 3; nor nearer than 9 feet to the East side line of Lot 20.
- 4. It shall hereafter be permissible to erect and maintain a church edifice or mission upon Lots 7, 8, 9 and 10.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 14th day of December, 1951.

Leslie V. Clawson
Ethel S. Clawson

State of Arizona,)
) ss.
County of Pima,)

Subscribed and sworn to before me this 14th day of December, 1951, by Leslie V. Clawson and Ethel S. Clawson, husband and wife.

Emily Keck
Notary Public



My commission expires:

Nov 15, 1954

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MICROFILMED

Fee \$ 1.55

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State of Arizona }
County of Pima } ss.

I hereby certify that the within instrument was filed for record at request of

Clawson Realty & Mfg. Co.

1951 DEC 14 PM 9:14

Book 411

Page 131

Witness my hand & Official Seal and year above written.

ANNA SULLINGER, County Recorder

Norma G. Merrill
Dec