



Covenants, Conditions, and Restrictions (CCRs) for OTILIAS LIMBERLOST MANOR 1-24

Recorded by Pima County Recorder's Office in 1964

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.

DECLARATION OF ESTABLISHMENT OF CONDITIONS
AND RESTRICTIONS APPLYING TO OTILIA'S LIMBERLOST
MANOR, A SUBDIVISION IN PIMA COUNTY, ARIZONA,

according to the Map of said Subdivision of record in the office of the County Recorder of Pima County, Arizona, in Book 18 of Maps and Plats at Page 1 thereof.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned as Trustee of the real property now duly platted as OTILIA'S LIMBERLOST MANOR, a subdivision of the County of Pima, as said plat is now recorded in Book 18 of Maps and Plats at Page 1, in the office of the Pima County Recorder, in and for the County of Pima, does hereby make the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting said addition may be put, hereby specifying that said declarations shall constitute to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable:

1. No horse, cow, hog, goat, or similar animal, except such household pets as dogs, cats or birds, shall be kept or maintained on said property or any portion thereof, nor shall any chicken yard be maintained thereon.
2. No commercial, automobile repair, public garage, junk yard, slaughter house, cement block plant, automobile junk yard, blacksmith or welding shop, tannery, soap factory, glue plant, or tombstone or monument yard shall be permitted upon the land conveyed.
3. These restrictions shall remain in force until January 1, 1980.

IN WITNESS WHEREOF, Arizona Land Title and Trust Company, an

Arizona corporation, as Trustee, has caused these presents to be signed by its duly authorized officer, this 1st day of October, 1964.

ARIZONA LAND TITLE AND TRUST COMPANY,
an Arizona corporation, as Trustee,
under Trust No. 6426 -T

By: Elizabeth M. Armbruster
Assistant Trust Officer

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

This instrument was acknowledged before me this 1st day of October, 1964, by ELIZABETH M. ARMBRUSTER, who acknowledged himself to be Assistant Trust Officer of ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by himself as such officer.



Lita M. Atkinson
Notary Public
nee Buggler

My Commission Expires:
2-22-65

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INDEXED COPIES FILED
State of Arizona } ss
County of Pima }
I hereby certify that the within instrument was filed for record at request of ARIZONA LAND TITLE AND TRUST COMPANY
Date 23 OCT 2 1964
Book 2342 Page 167-168
Witness my hand and Official Seal
ANNA SULLINGER, County Recorder
by Lita Mae Shuffler
Deputy

212339