



## Covenants, Conditions, and Restrictions (CCRs) for SUNKIST ACRES 1-17 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.*

STATE OF ARIZONA  
COUNTY OF PIMA

Instrument was filed for record  
in Pima County, State of Arizona

45186

454-455

Witness my hand and Official Seal

ANNA RULLINGER,  
County Recorder

Book 1027  
Date: 1933 JUL 20 11 3:43  
Request of: FICKETT & DUNIFACE

Indexed	Paged	Filed
<i>W</i>		<i>W</i>

By *H. Helton McKee*  
Deputy

**DECLARATION OF RESTRICTIONS**

Fee: 250

MISCELLANEOUS

R & R REALTY CO., a corporation, being the owner of all the following described real property, to-wit:

Sunkist Acres, a subdivision in Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona in Book 14 of Maps and Plats at page 64 thereof,

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said property subject to the express covenants, conditions and restrictions as to the use and enjoyment thereof, as hereinafter set forth.

1. All lots shall be used for trailer homes or single family residences only, and no business of any kind shall be conducted thereon.

2. Cabanas, porches and storage buildings may not be built separate from a trailer home unless attached to the trailer directly or by a breezeway, and must be painted or finished in such a way as to blend with the color of the trailer. Any deviation from this restriction requires written permission from R & R Realty Co..

3. A trailer home shall be neat and modern in design and not less than 27 feet in length.

4. Only one trailer used as a trailer home, or one single family residence building, shall be permitted or maintained on one lot, except that a small vacation trailer may also be stored thereon, if it is so placed that it is not considered detrimental to the appearance of the property. Any residence building must comply with the Building Code of the City of Tucson, Arizona, and shall have a minimum of 1200 feet of living space, exclusive of garage, carport and open porches. No garage or outbuilding is allowed on any lot which is not attached to the main residence building, unless written approval of R & R Realty Co. is first secured therefor.

5. No horses, burros, mules, goats, cows, rabbits, chickens, pigs or other livestock or fowl may be kept on any lot, except that one pet dog and one pet cat is permitted on any one lot, but they must be kept on a leash or kept enclosed at all times.

6. No obnoxious or offensive activity, and no rebuilding of autos, motorcycles, engines or motors of any kind shall be carried on upon any lot, and nothing can be done in said subdivision, or placed or stored thereon, which is unsightly or which may become an annoyance or nuisance to the neighborhood, or which would cause noise or odor which would disturb the peace, comfort or security of the occupants of adjoining properties. No appliances, machinery, jalopies, auto bodies, junk autos, junk, cans, wood, trash or other articles that can be construed as detracting from the appearance of the lot shall be placed or exposed or be allowed to accumulate or remain thereon.

7. Every trailer home must have toilet facilities and must be connected so as to meet the approval of the public health authorities.

8. No advertising sign shall be placed or maintained on any lot, other than a non-electric sign not more than 12 x 18 inches in size relating to sale or rental of said property.

