



## Covenants, Conditions, and Restrictions (CCRs) for SUNLAND VISTA

Recorded by Pima County Recorder's Office in 1952

### **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

KNOW ALL MEN BY THESE PRESENTS:

That SUNLAND ENGINEERING AND DEVELOPMENT COMPANY, an Arizona corporation, the Owner of all of Sunland Vista Addition to the City of Tucson, 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 9 of Maps and Plats at Page 101 thereof, hereinafter referred to as "said property", do hereby declare the manner, conditions, restrictions and covenants upon and subject to which all of said property shall henceforth be occupied, used and improved, which covenants, restrictions, and conditions shall be henceforth construed as covenants running with the land and shall inure to the benefit of the present and all future owners of any of the lots in said property, to-wit:

1. All lots or parcels in said blocks shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single-family dwellings, duplexes, or multiple family dwellings, not to exceed two storied in height, and a private garage or carport for not more than four cars.
2. No buildings or any part thereof EXCEPT uncovered porches and roof projection at the eaves shall be located on the above described property nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side property line.
3. No noxious or offensive trade or activity shall be carried on upon said property or any part thereof, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

The foregoing conditions, restrictions and covenants shall be binding on all owners or said property, their successors and assigns until January 1, 1973, at which time said conditions, restrictions and covenants shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of lots in said property, it is agreed to change or terminate said conditions, restrictions, and covenants.

If the parties hereto, or any of them, or their successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any lot or lots in said property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing or to recover damages or other dues for such violation.

In the event any court of competent jurisdiction shall by decree declare any of the foregoing conditions, restrictions and covenants to be invalid, the invalidation of one or more of said conditions, restrictions and covenants shall in no wise invalidate or render inoperative the remainder of said conditions, restrictions and covenants.

PROVIDED, that any violation of the foregoing covenants, conditions or restrictions 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 such covenants shall be enforceable against any portion of said property acquired by the mortgagee through foreclosure or by deed in lieu of foreclosure for any violation of the restrictions, covenants and conditions contained herein occurring after the acquisition of said property by said mortgagee.

IN WITNESS WHEREOF, the undersigned have executed these presents this 10<sup>th</sup> day of April, 1952.

Arizona Land  
& Trust Company  
Order No.

16589

BOOK 451 PAGE 556

15230

ATTEST:

Roy P. Drachman  
Secretary

SUNLAND ENGINEERING AND DEVELOPMENT  
COMPANY

By Harry V. Cameron  
President



STATE OF ARIZONA

COUNTY OF PIMA

This instrument was acknowledged before me this 10<sup>th</sup> day of April, 1952,  
by HARRY V. CAMERON, as President, and ROY P. DRACHMAN, as Secretary, of SUNLAND  
ENGINEERING AND DEVELOPMENT COMPANY, as the act of such corporation.

John B. Williams  
Notary Public



My Commission Expires:

My com. expires June 2, 1952.

15230

Feb. 25

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State of Arizona } ss.  
County of Pima

MURSELLANEDON

I hereby certify that the within in-  
strument was filed for record at request  
of ARIZONA LAND TITLE & TRUST CO.

A. D. 19 1952  
FEB. 11 AM 9:09 M.

Book 451 DOCKET

Page 555 + 556

Witness my hand and Official Seal  
day and year above written.

Anna Silliman  
County Recorder  
Deputy

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

No. 4969

Book 560 Page 324

Date: JAN 29 AM 9:06

Request of: MISCELLANEOUS ARIZONA LAND TITLE & TRUST CO.

Witness my hand and Official Seal.

ANNA SULLINGER,  
County Recorder

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By: Beata Stephen  
Deputy

Fee: 175

AMENDMENT OF DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND CONDITIONS

KNOW ALL MEN BY THESE PRESENTS:

That SUNLAND ENGINEERING AND DEVELOPMENT COMPANY, an Arizona corporation, the owner of all of Sunland Vista Addition to the City of Tucson, 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 9 of Maps and Plats at page 101 thereof, does hereby amend paragraph number 1 of that certain Declaration of Establishment of Conditions and Restrictions covering said Addition, dated April 10, 1952, and recorded April 11, 1952 in Book 451 of Dockets at Page 555, Pima County, Arizona Records, to read as follows:

1. All lots or parcels in said Blocks shall be known and described as residential lots, PROVIDED HOWEVER, any lot or parcel in said Blocks may be used for public school and Church purposes. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single family dwellings, duplexes, multiple family dwellings not to exceed two stories in height, a private garage or carport, for not more than four cars, and structures intended for use for public school or Church purposes.

In all other respects the above Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed these presents this 27<sup>th</sup> day of January, 1953.

ATTEST:

Roy F. Drachman  
ROY F. DRACHMAN, SECRETARY

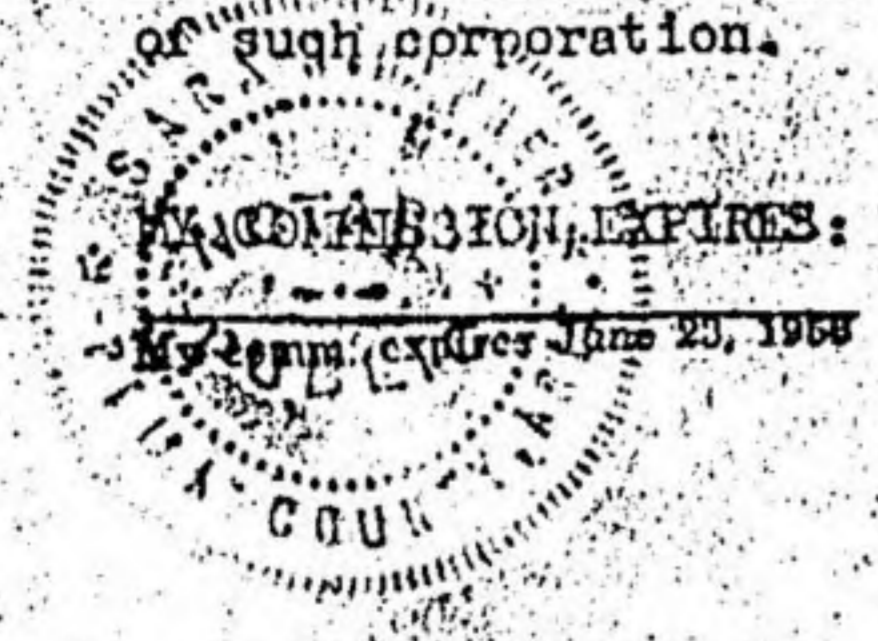
SUNLAND ENGINEERING AND DEVELOPMENT COMPANY,  
an Arizona corporation,

By: Harry V. Cameron  
HARRY V. CAMERON, PRESIDENT



STATE OF ARIZONA )  
COUNTY OF PIMA ) ss

This instrument was acknowledged before me this 27<sup>th</sup> day of January, 1953, by Harry V. Cameron as President and Roy F. Drachman as Secretary of the said SUNLAND ENGINEERING AND DEVELOPMENT COMPANY, an Arizona corporation, as the act of such corporation.



Anna Sullinger  
NOTARY PUBLIC

Arizona Land Title & Trust Company  
Order No.

1089  
Country