



Covenants, Conditions, and Restrictions (CCRs) for RAY SUBDIVISION

Recorded by Pima County Recorder's Office in 1971

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 } ss.

Witness my hand and Official Seal.

Indexed	Paged	Blotted
		<i>DA</i>

FORM 4-13

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

IDA MAE SMYTH
County Recorder

By *Norma Luna*
Deputy

No. **75194**
Book **4080** Page **176-179**
Date: **1971 SEP 14 AM 10 44**
Request of: **LAWYERS TITLE OF ARIZONA**
Fee: *2.00*

AMENDMENT TO AMENDMENT TO DECLARATION OF ESTABLISHMENT
OF CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Herman Ray and Pauline Ray, husband and wife, as the then owners of the hereinafter described property, did, on March 21, 1952, execute a Declaration of Establishment of Conditions and Restrictions for the hereinafter described property, which declaration was recorded in the office of the County Recorder of Pima County, Arizona on March 21, 1952 in Docket Book 444 at Page 381 thereof, and

WHEREAS, LAWYERS TITLE OF ARIZONA, a corporation, as trustee under Trust No. 6978-T and not otherwise as the present owner of the hereinafter described property, did on May 4, 1971, execute an Amendment to Declaration of Establishment of conditions and Restrictions for the hereinafter described property, which amendment was recorded in the office of the County Recorder of Pima County, Arizona on July 21, 1971, in Docket Book 4042 at Page 737 thereof, the property thereby affected being described as follows:

BOOK 4080 PAGE 178

Ray Subdivision of 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 95 thereof, Except Blocks
14 and 15 thereof;

and

WHEREAS, said declaration provides in part as
follows:

"18. These restrictions may be
amended or changed by agreement of the own-
ers of sixty (60%) per cent of the pro-
perty in the tract. It is understood that
such percentage shall be computed upon
the total number of lots in said property,
rather than the total number of persons
owning said lots.";

and

WHEREAS, the undersigned is now the owner of more
than 60% of the property in said tract and is the owner of
more than 60% of the lots therein; and

WHEREAS, the undersigned deems it beneficial to
the property above described that said amendment to said
declaration be amended as hereinafter set forth, and wishes
to amend said amendment to said declaration pursuant to the
foregoing provision,

BOOK 4080 PAGE 177

1978-C



NOW THEREFORE, said amendment to said declaration is hereby amended as follows:

1. Article 6 as set forth in said amendment to said declaration is hereby deleted in its entirety and there is hereby substituted therefor the following:

"6. Article 12 as set forth in said declaration is hereby deleted in its entirety and there is hereby substituted therefor the following:

12. Each residence, duplex or other residential building (except for outbuildings) erected on any of the property which is the subject of said declaration shall be on a lot, or portion of a lot, or combination of lots, or combination of portions of lots, or combination of lot or lots and a portion or portions of another lot or lots, of a minimum size and dimensions consistent with the applicable zoning ordinances as they exist from time to time."

IN WITNESS WHEREOF, the undersigned has caused this amendment to amendment to declaration to be executed by its duly authorized officer this 13th day of Sept., 1971.

LAWYERS TITLE OF ARIZONA
a corporation, as trustee
under Trust No. 6978-T
and not otherwise

BY 
R. E. Thomas, Asst. Trust Officer

STATE OF ARIZONA SS.
COUNTY OF PIMA

On this 13th day of Sept., 1971 before me, the undersigned Notary public, personally appeared R. E. Thomas, who acknowledged himself to be Asst. Trust Officer of LAWYERS TITLE OF ARIZONA, a corporation, trustee under trust No. 6978-T, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained and for trust No. 6978-T in the capacity therein stated, and for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Julia Hutchison
Notary Public

