

COVENTRY

The Home of the New American Lifestyle

THE DEL MAR

Two story Townhouse \$72,950
2 Bedrooms with Loft, 2 Baths

THE MONTERREY

Two story Townhouse \$74,950
3 Bedrooms, 2 Baths
Corner Unit

THE LA JOLLA

Two story Townhouse \$76,950
2 Master Bedrooms with large Loft, 2 Baths

THE CARMEL

Two story Townhouse \$79,950
3 Bedrooms with Loft, 2 Baths
Corner Unit

TERMS: FHA - VA - CONVENTIONAL

At Coventry, we are always attempting to secure the best possible loan and financing packages for you. Spend a few moments with us to discuss your particular situation and we will customize a below market financing package to fit your needs.

In an effort to continuously improve its product, Coventry Homes, Inc. reserves the right to change floorplans, specifications, and prices without notice. Special wall and window treatments, upgraded floor-coverings, landscaping, custom designed walks and patio treatments, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please see our sales executive should you have any questions.

The Cliffs

AT NORTH CANYON

17th Street & Union Hills Drive
Phone: 482-3317

Hours: Sunday thru Thursday
10:00 a.m. to 7:00 p.m.
Friday and Saturday
10:00 a.m. to 6:00 p.m.

A PLEASURE TO OWN

Open and airy, making lavish use of windows, homes at The Cliffs are designed to be delightful. The interior architecture has genuine character. Ceilings, walls and staircases are set at dramatic and unexpected angles. Some homes have lofts and all have skylights as well. The distinctive Spanish styling and beautiful mountains surrounding The Cliffs Community underscore possibilities for creating a home that is the perfect setting for the way you've always dreamed of living.

THE CLIFFS CLUB

As you approach the Cliffs, you will suddenly be aware of being surrounded by a panoramic mountain setting. Upon entering The Cliffs, you will be first greeted by a beautiful circular Spanish fountain. Beyond the fountain, The Cliffs recreation center opens a new world of pleasure for you. Enjoy the terraced pool and jacuzzi for swimming, sunning and just kicking back. Easy access to the pool area from all homes in the community has been planned into the landscaping design which makes extensive use of paths for jogging and walking.

THE HOMEBUYER'S GUIDE TO QUALITY CONSTRUCTION, METICULOUS DESIGN AND HONEST VALUE.

**THE VISTAS
AT CATALINA RANCH**
72nd Drive and Cactus Road
979-3434
From the 90's

RENAISSANCE PARK
7th Street and Adams
256-6645
Townhomes from the 60's

**THE VISTAS AT
ARROWHEAD**
69th Avenue and Utopia
561-0180
From the \$110's

THE COVE AT THUNDERBIRD
51st Avenue, North of Thunderbird Road
978-0167
From the \$70's

TEALSTONE
4th Place, South of Maryland
266-3382
Custom homes from the \$300's

THE COVE AT NORTH CANYON
16th Street and Union Hills Drive
867-8841
From the \$80's

THE CLIFFS AT NORTH CANYON
17th Street and Union Hills Drive
482-3317
Townhomes from the \$70's

THE VISTAS AT NORTHGATE
Coming Soon
36th Street and Union Hills
246-8899
From the \$100's

THE VISTAS AT PARADISE LANE
46th Street and Paradise Lane
867-4956
From the \$110's

**THE COVE AT
SOUTH MOUNTAIN**
48th Street, North of Elliot Road
893-8011
From the \$80's

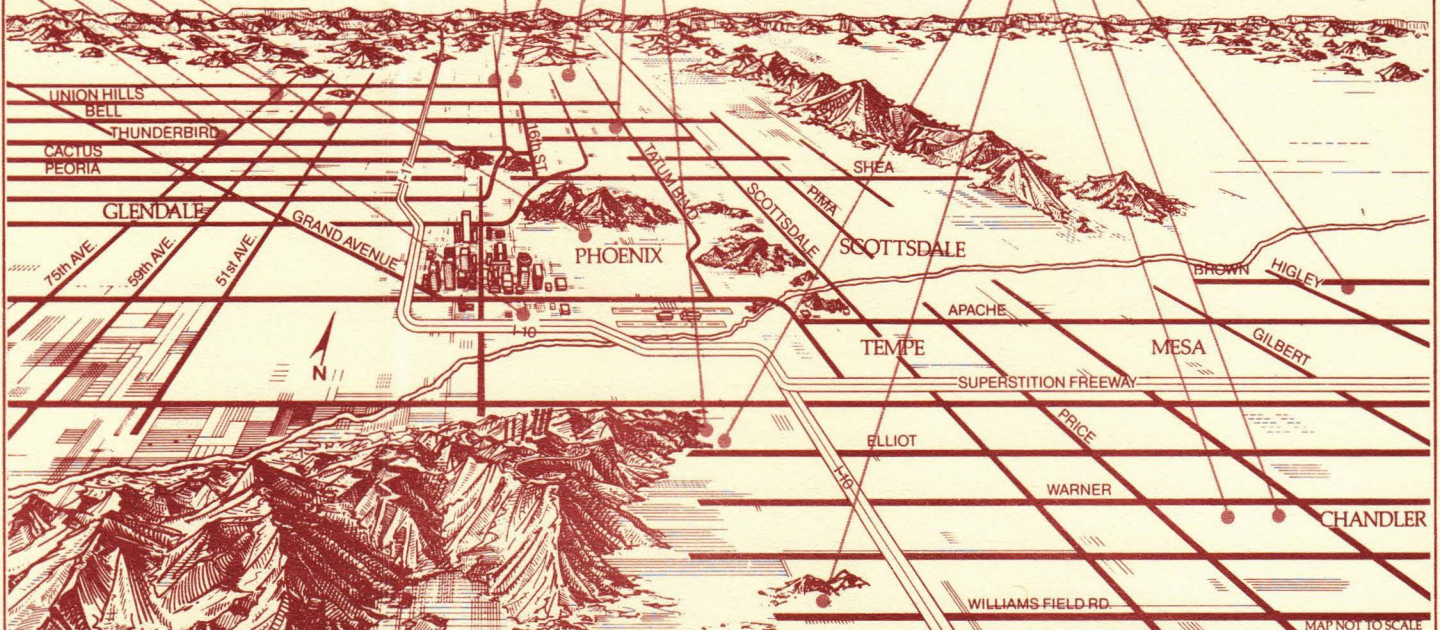
ALISO CANYON
48th Street, North of Elliot Road
246-8899
From the \$120's

**THE HIGHLANDS AT
MOUNTAIN PARK RANCH**
42nd Street and Williams Field Road
961-0658
From the \$110's

THE WOODS AT TIBURON
Price Road, South of Warner Road
831-9666
From the \$130's

THE VILLAGE AT TIBURON
Warner Road, East of Price Road
820-2948
From the \$100's

THE COVE AT ALTA MESA
Brown Road, East of Higley Road
985-1748
From the \$70's



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INFORMATION FOR PROSPECTIVE HOMEOWNERS IN THE CLIFFS AT NORTH CANYON

Coventry Homes, Inc., an Arizona corporation (the "Developer") is developing a condominium project known as The Cliffs at North Canyon.

The project shall consist of Units which shall be individually owned and General Common Elements which shall be owned in common by all of the Unit Owners. The boundaries of each Unit are the interior unfinished surfaces of the perimeter walls, floors, ceilings and doors of the Unit and the Unit includes both the portions of the building and the air space encompassed within the boundaries of the Unit. Each Unit Owner shall have title to his Unit, an undivided interest in the General Common Elements and the right to the exclusive use of certain portions of the General Common Elements which are defined in the recorded Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions for the The Cliffs at North Canyon as Restricted Common Elements reserved for the exclusive use of a particular Unit.

The Developer intends to develop the Project in phases. The first phase will consist of forty (40) Units. The Developer will have the right to increase the number of Units within the Project by annexing additional property into the Project. The Developer is not obligated to annex any additional property. However, if all of the property which is subject to annexation is annexed by the Developer, the Project will ultimately consist of one hundred forty-eight (148) Units. The recreational facilities of the Project include, but are not limited to, a swimming pool, pool building and ramadas. Every owner of a Unit in the Project has the right to use the recreational facilities subject to such reasonable rules and regulations as may be established by the Owners themselves through the Board of Directors of The Cliffs at North Canyon Condominium Association, Inc., which will be incorporated as an Arizona nonprofit corporation (the "Association").

Every owner of a Unit within the Project automatically becomes a member of the Association. Membership is mandatory. No membership fee is required. There are two classes of membership in the Association. All Unit owner, other than the Developer, are Class A members and are entitled to one vote each Unit owned. The Developer is the Class B member and is entitled to three votes for each Unit owned. The Class membership will terminate and will be converted to Class A membership upon the happening of either of the following events, whichever occurs earlier:

1. 120 days after the date by which seventy-five percent (75%) of the Units have been conveyed to purchasers.
2. Five years after the conveyance of the first Unit to a purchaser.
3. When the Developer notifies the Association in writing that it relinquishes its Class B membership.

Upon the termination of the Class B membership, the Developer will become a Class A member of the Association and will be entitled to one vote for each Unit owned.

The affairs of the Association shall be conducted by a Board of Directors elected by the Owners and such officers and committees as the Board of Directors may elect or appoint in accordance with the bylaws of the Association. The Board of Directors shall initially consist of three (3) members. The initial Directors shall serve until the first annual meeting of the members which will be held on the third Monday in October 1985. The Board of Directors shall meet at least once every four months during each year. Since the members of the Board of Directors are normally working people and receive no compensation for services as directors, they may not be able to devote their full time to the routine and day-to-day management of the Association. In order to make certain that these matters are properly taken care of, the Board of Directors has been granted the power to hire a professional management company to manage the Project of the Association. The Board of Directors will supervise the management company to insure that the functions and duties of the Board of Directors which are delegated to the professional management company are properly performed. The Board of Directors directly, or through the professional management company it may employ, will have an annual audit of the Association's books and records conducted and financial statements prepared.

Each Owner shall have the obligation to maintain, repair and replace and restore, at his own expense, all portions of his Unit and the portions of the General Common Elements which are reserved to the exclusive use of his Unit except for the covered parking spaces. The Association shall be responsible for maintaining, repairing and marking necessary improvements to all portions of the General Common Elements except to Restricted Common Elements reserved to the exclusive use of a particular Unit except for the covered parking spaces which shall be maintained by the Association.

In order to obtain the funds necessary for the Association and the maintenance, repair and replacement of the General Common Elements, the Association shall assess each Unit Owner an annual assessment which shall be paid monthly or on such other basis as the Board of Directors may determine. Until January 1 of the year immediately following the conveyance of the first Unit to a purchaser, the maximum annual assessment shall be \$840.00 for each Unit. After January 1 of the year immediately following the conveyance of the first Unit to a purchaser, the Board of Directors may, without a vote of the membership, increase the amount of the maximum annual assessment by an amount proportional to the amount increase during the prior year in the consumer price index for all urban consumers (All Items), U.S. City Average, published by the United States Department of Labor. The maximum annual assessment may be increased by an amount greater than the proportional increase in the consumer price index only by a vote of Owners entitled to cast at least two-thirds of the votes in each class of membership of members who are voting in person or by proxy at a meeting fully

called for such purpose. The Board of Directors may fix the annual assessment for each Unit in any amount not in excess of the maximum annual assessment. The Board shall also have the right to levy supplemental assessments to make up for any inadequacies in the funds necessary for the operation of the Association and special assessments for capital improvements within the Project. However, any such supplemental assessment or special assessment must be approved by Owners have at least two-thirds of the votes of each class of members who are voting in person or proxy a meeting duly called for such purposes.

Any assessment not paid within thirty (30) days after the assessment first becomes due shall bear interest from the due date at the rate of twelve percent (12%) per annum of the prevailing FHA/VA interest rate for new home loans, whichever is higher. The annual, supplemental and special assessments levied by the Association shall be the personal obligation of the Unit Owner and shall also be a lien upon the Owner's Unit. The Association shall have the right to record a claim of lien against the Unit if the Owner of the Unit does not pay their assessments prior to the time they become delinquent. The Association shall have the right to enforce collection of past due assessment by either causing a suit to be filed in court against the Owner to obtain a judgment for past due assessments including court costs reasonable attorneys' fees or filing a lawsuit to foreclose to the Association's lien on the Owner's Unit and have it sold at a public sale in order to pay the past due assessments together with all court costs and reasonable attorneys' fees incurred by the Association.

The recorded Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions for The Cliffs at North Canyon contains restrictions on the use and occupancy of the Units and the General Common Elements within the Project. You should become familiar with those restrictions. In order to protect property values and provide assurances that additions and changes which are made by Owners will conform and be harmonious with the external design of the existing building within the Project, an Architectural Committee consisting of three members has been established. Members of the Architectural Committee shall be appointed and removed by the Board of Directors of the Association. The Architectural Committee has the power to pass rules and regulations setting forth the standards and procedures pertaining to architectural committee review and approval of any change, addition, alteration or improvement on any Unit and to set the guidelines for architectural design, placement of building, landscaping, color schemes, exterior finished or materials and similar features which are required for use within the Project. Except for original construction work undertaken by the Developer, there shall be no structural alterations, additions or improvements to any Unit or the General Common Elements without the prior written approval of the members entitled to cast at least fifty-one percent (51%) of the votes of each class of membership. Any Owner may make non-structural additions, alterations and improvements within his Unit without the prior written approval of the Architectural Committee but such owners shall, to the extent required by Arizona law, be responsible for any damage to other Units and to the General Common Elements, which results in any such alterations, additions or improvements. No addition, alteration or improvement within a Unit whether structural or not, which would be visible from the exterior of the building in which the Unit is located shall be made without the prior written approval of the Architectural Committee. Members of the Architectural Committee shall not be entitled to compensation for their services.

Except for dissolution of the Association which would result in a withdrawal of property from the Property, the Association may be dissolved with the consent given in writing and signed by members representing not less than two-thirds (2/3) of the total authorized votes entitled to be cast by members of the Association. Upon any such dissolution of the Association, other than incident to a merger or a consolidation, the assets of the Association shall be dedicated, granted, conveyed or assigned to any nonprofit corporation, association, trust, or other organization designated by the members approving the dissolution as being the entity which will thereafter perform the duties and obligations of the Association. Any dissolution of the Association which would result in a withdrawal of the Condominium must be approved by the Owners all of the Units and shall be evidenced by a Declaration of Withdrawal executed, acknowledged and recorded by the Owners of all the Units. So long as there is a Class B membership in the Association any dissolution of the Association must have the prior written approval of the Veterans' Administration or the Federal Housing Administration.

This brochure only summarizes certain legal rights which you have as an Owner of a Unit in the Condominium. You are encouraged to fully read and understand the Articles of Incorporation and Bylaws of the Association and the recorded Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions before purchasing a Unit.

If you do not understand your rights or obligations under those documents, you should seek independent legal advice.

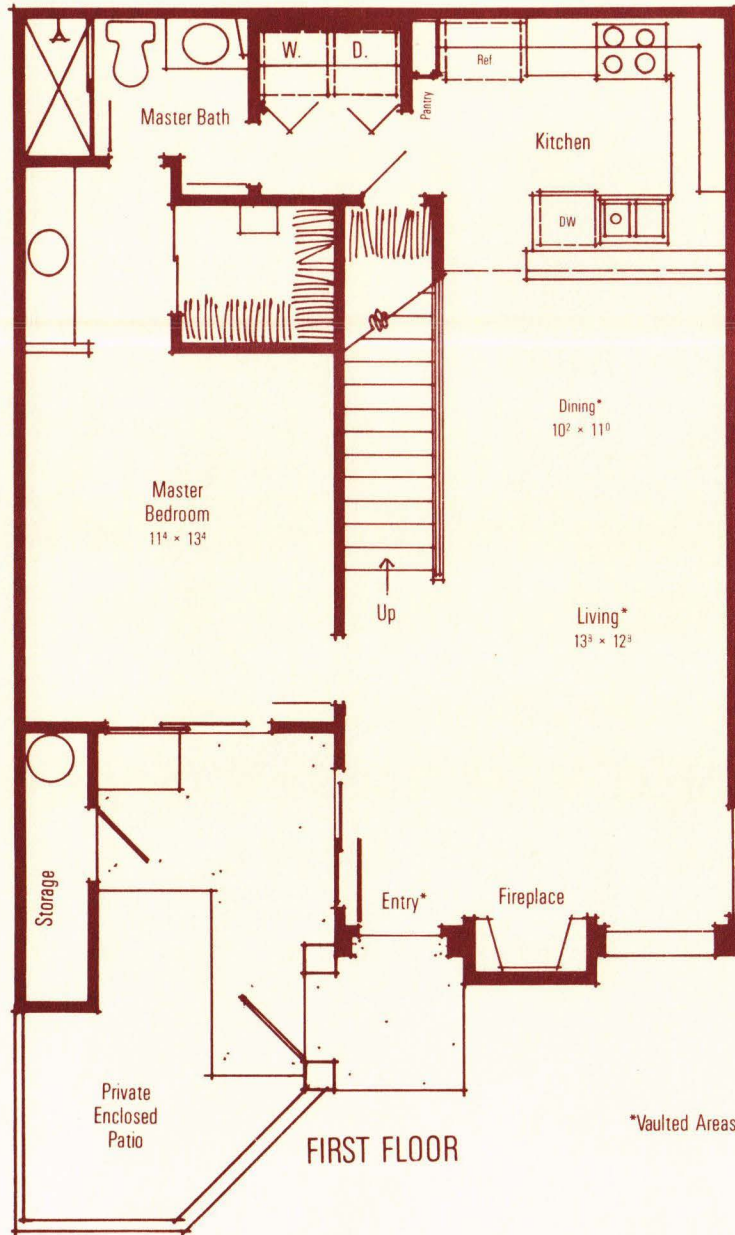
COVENTRY

The Del Mar

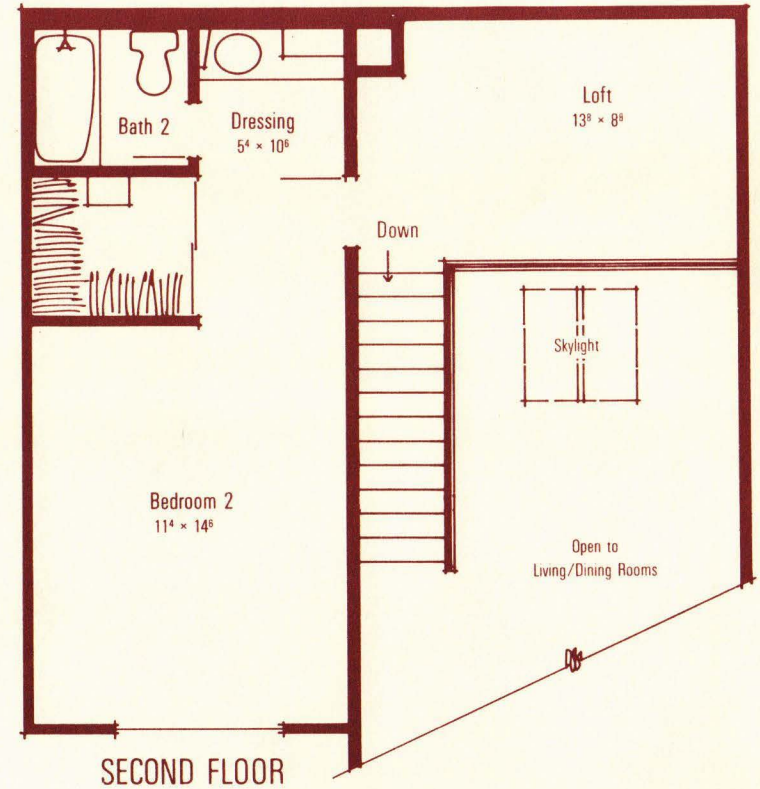
Plan A

Livable Area: 1277 Sq. Ft.

2 Bedrooms with Loft, 2 Baths.



4070 window will be provided depending upon location of separation wall.

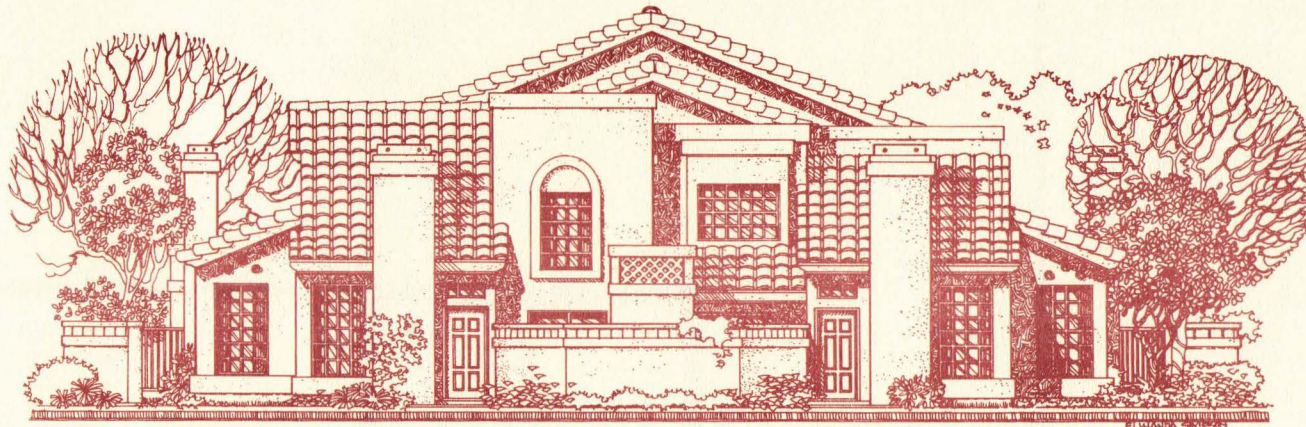


Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Standard features may vary in each Community where plan is built. Complete plans are available for inspection upon request. Prices, plans, features and materials are subject to change without notice.
ALL DIMENSIONS ARE APPROXIMATE.

COVENTRY

SMARTER FOR THE MONEY

Behind the handsome Spanish stucco walls and below the tile roofs, homes at The Cliffs are constructed for comfort and security. Insulated walls separate the individual units both for privacy and fire safety. Energy efficiency is designed into the individual refrigeration systems, each fireplace, and all windows. Among the other exceptional standard features are dining areas, skylights, mirrored closet doors in the master bedroom and beautifully maintained grounds that will always be taken care of thru the Homeowners Association.

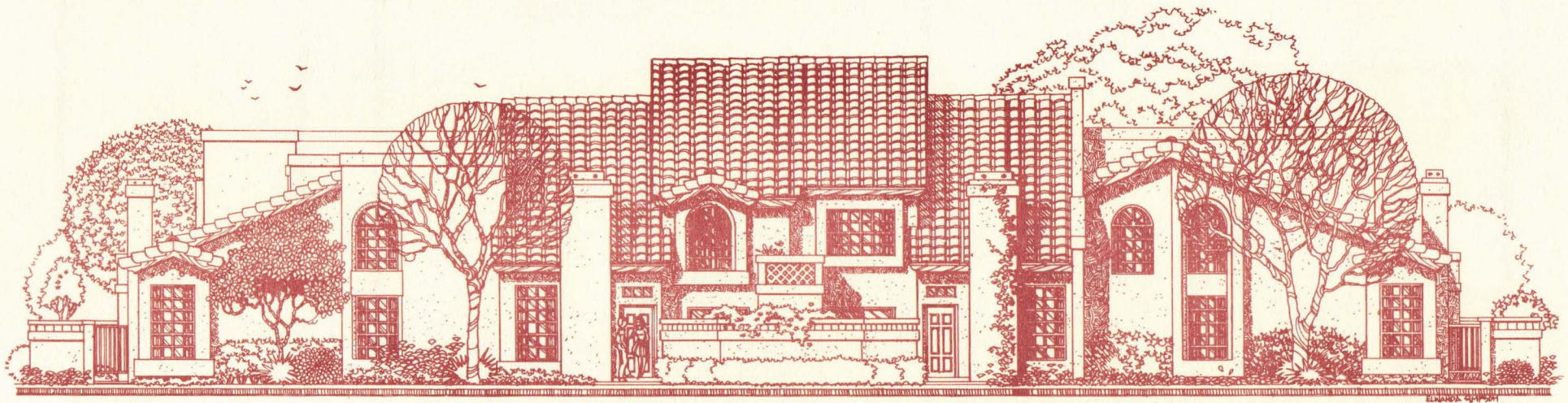


Front View

Front View

The Carmel
Plan D

The Monterrey
Plan B



Side View

Front View

Front View

Side View

The Monterrey
Plan B

The La Jolla
Plan C

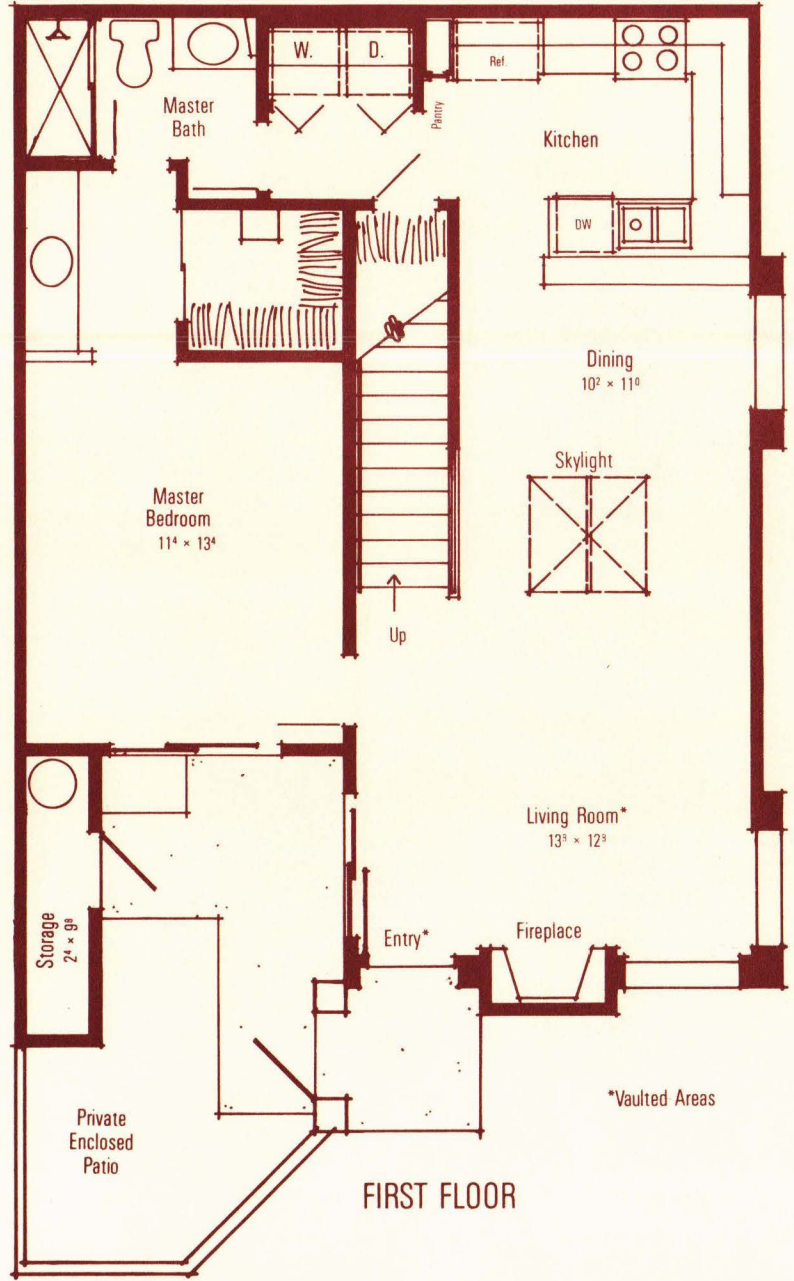
The Del Mar
Plan A

The Carmel
Plan D

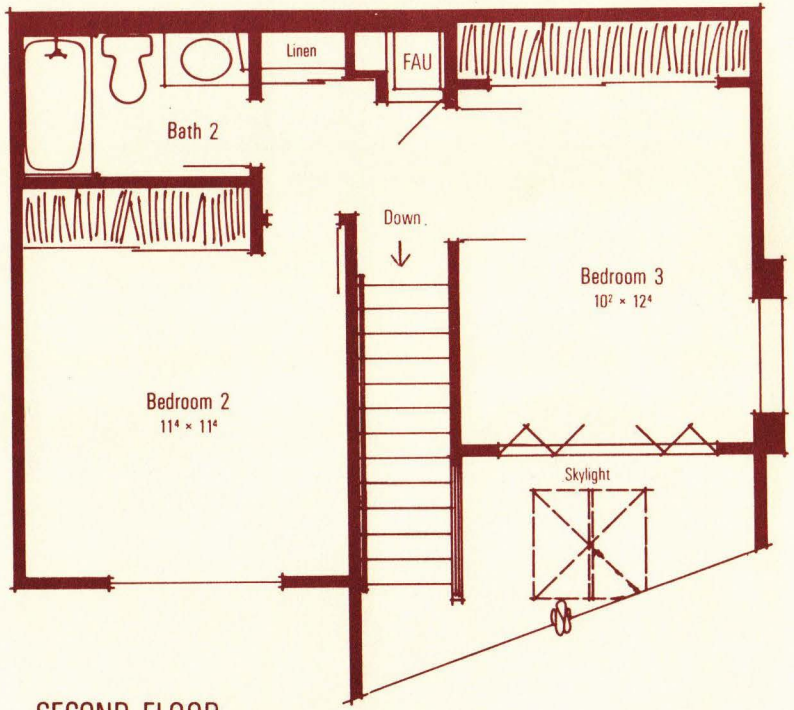
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The Monterrey
Plan B
Livable Area: 1261 Sq. Ft.
3 Bedrooms, 2 Baths.



FIRST FLOOR



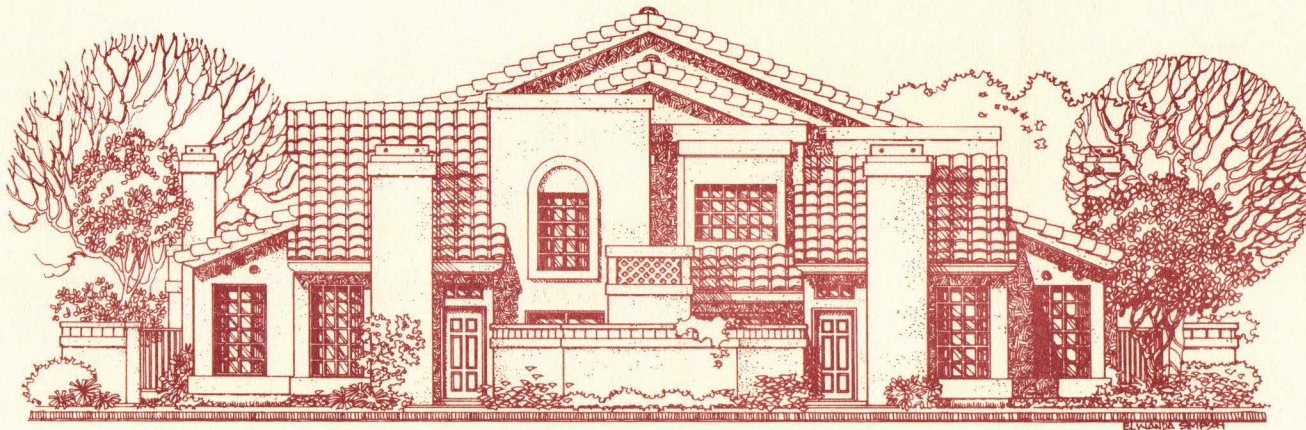
SECOND FLOOR

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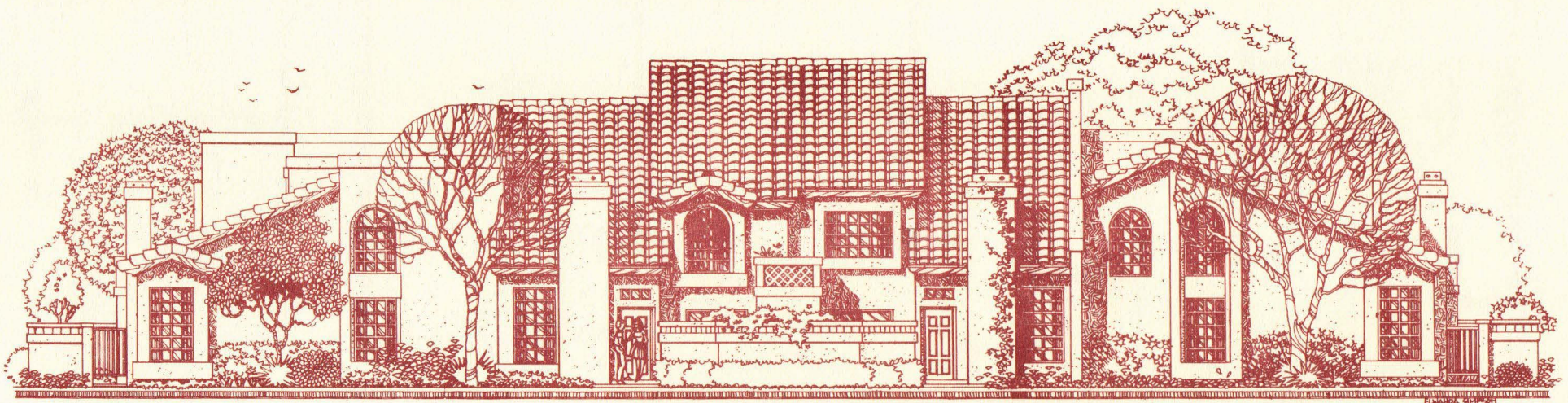


Front View

Front View

The Carmel
Plan D

The Monterrey
Plan B



Side View

Front View

Front View

Side View

The Monterrey
Plan B

The La Jolla
Plan C

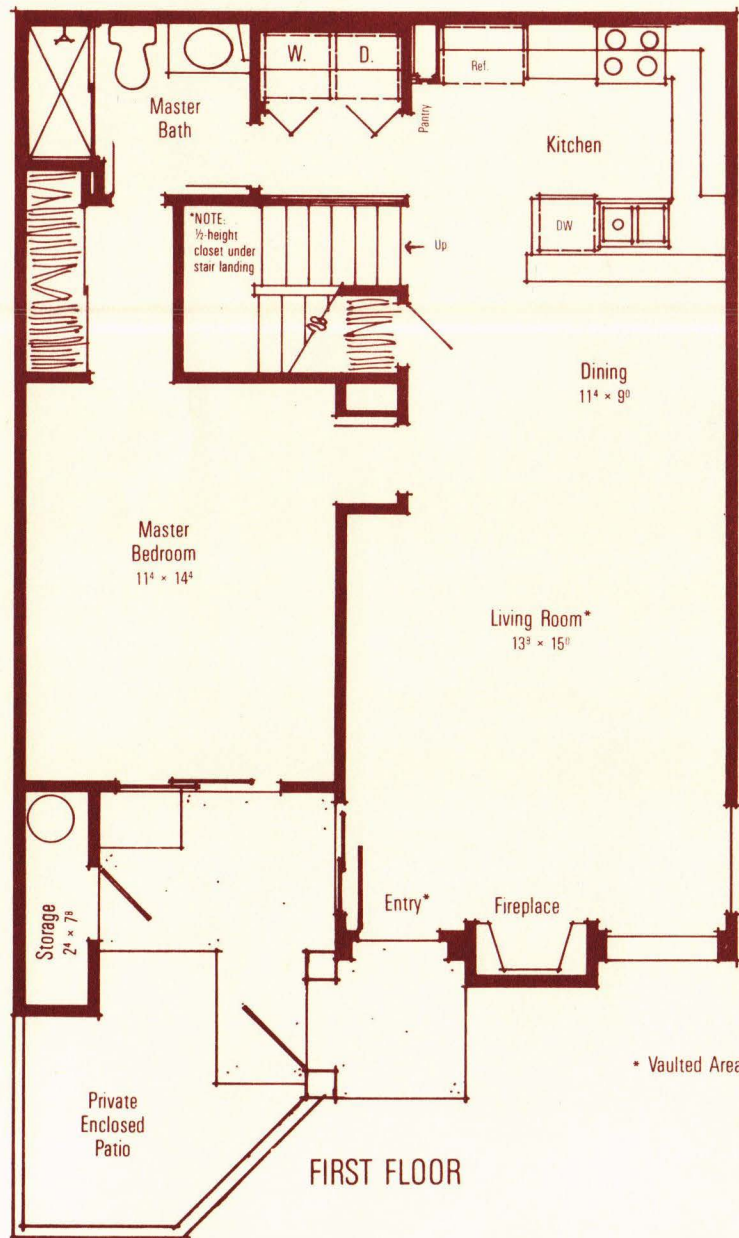
The Del Mar
Plan A

The Carmel
Plan D

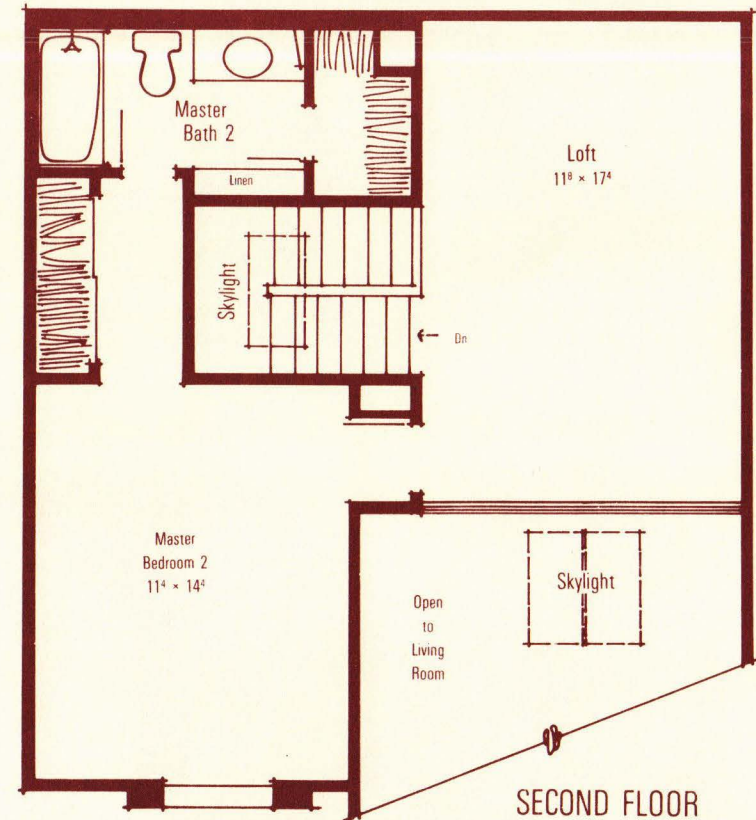
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COVENTRY

The La Jolla
Plan C
Livable Area: 1406 Sq. Ft.
2 Master Bedrooms, 2 Baths.



4070 window will be provided depending upon location of separation wall.

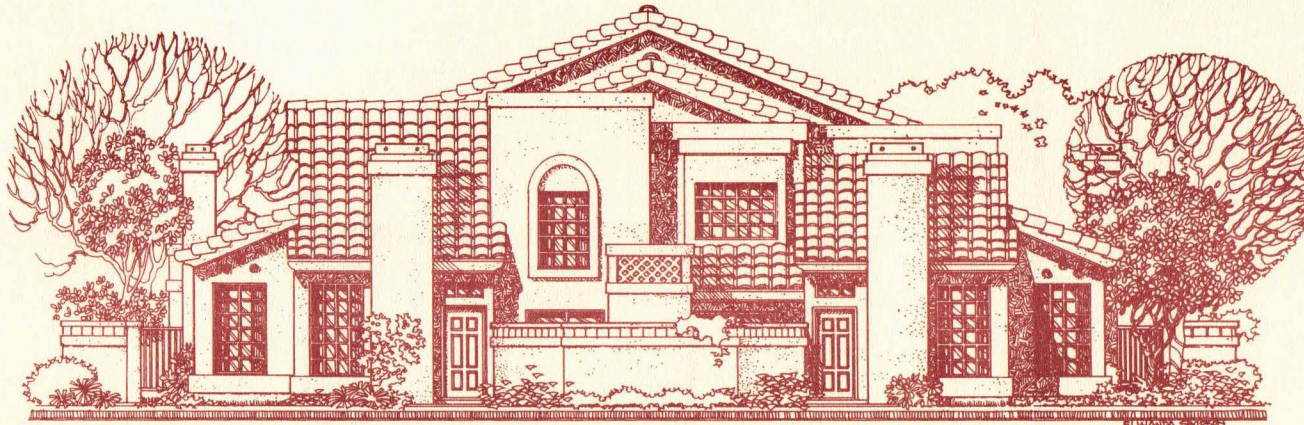


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COVENTRY

SMARTER FOR THE MONEY

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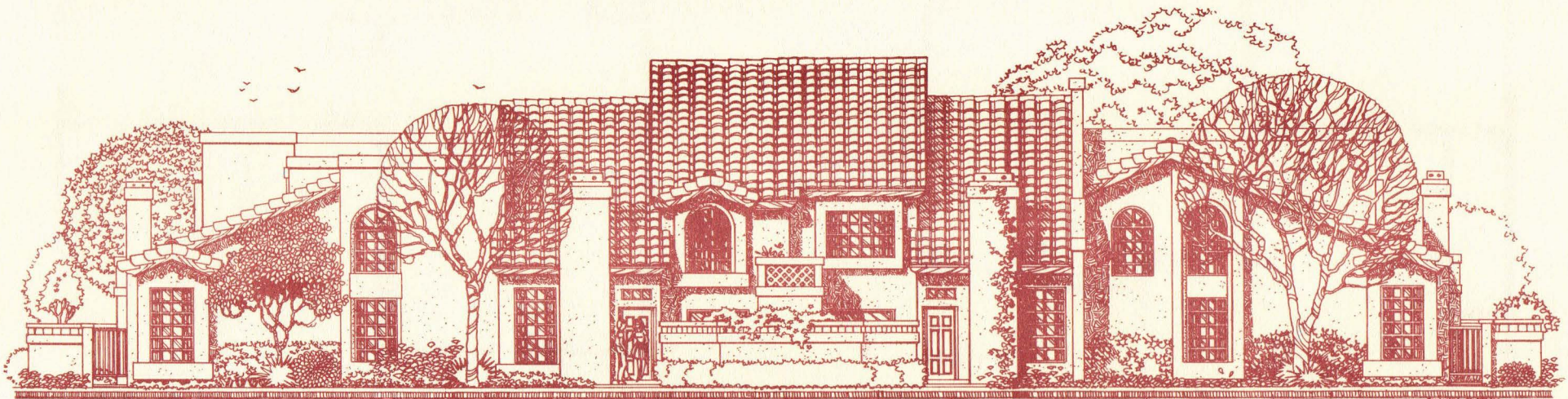


Front View

Front View

The Carmel
Plan D

The Monterrey
Plan B



Side View

Front View

Front View

Side View

The Monterrey
Plan B

The La Jolla
Plan C

The Del Mar
Plan A

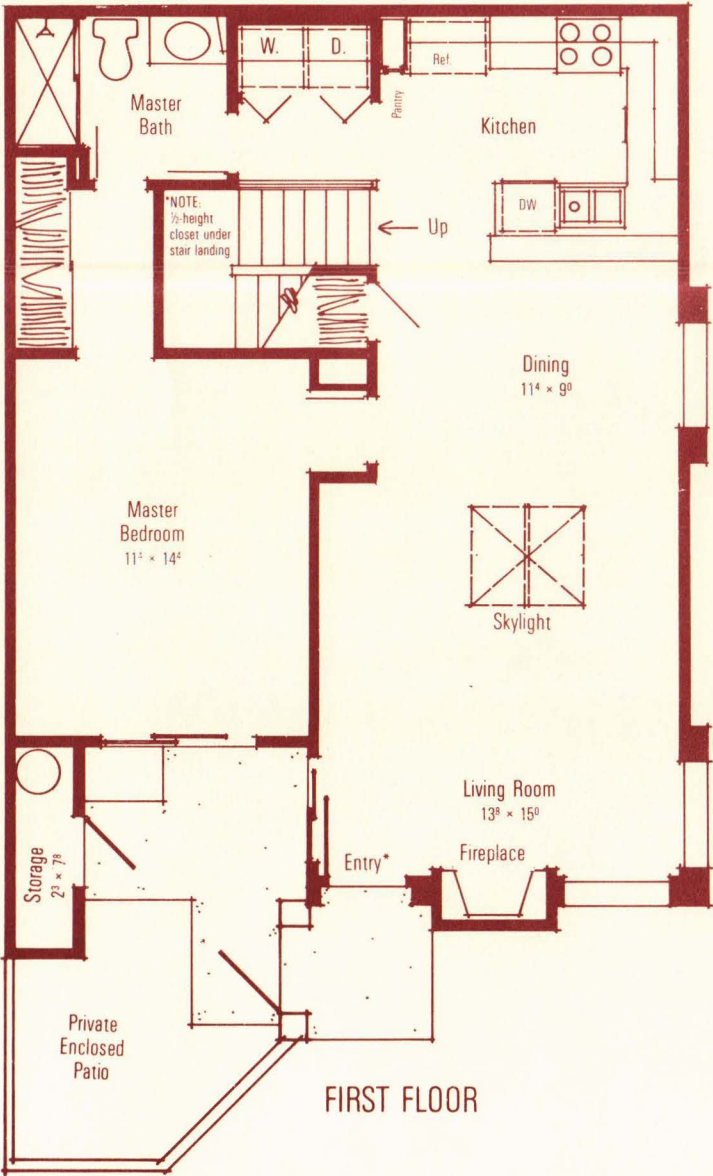
The Carmel
Plan D

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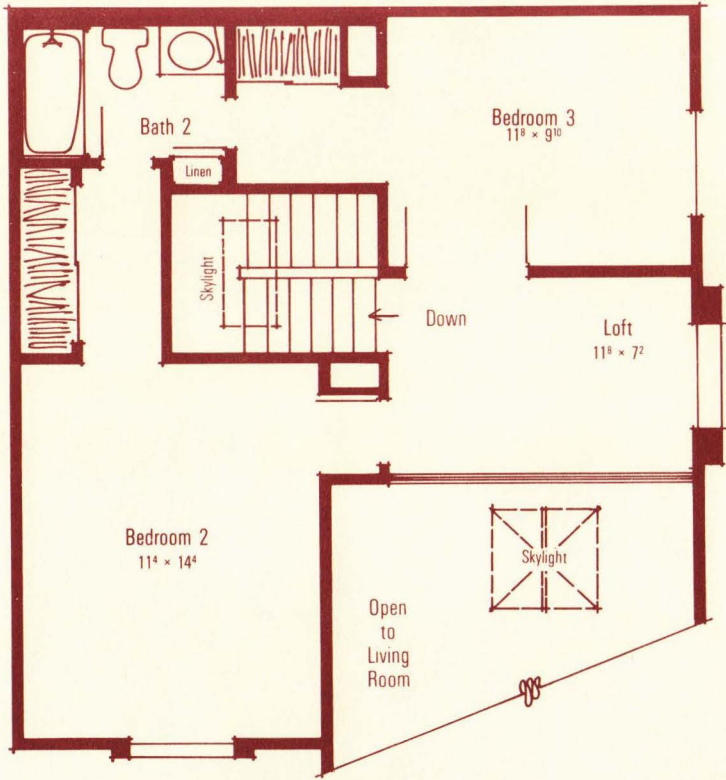
COVENTRY

The Carmel Plan D

Livable Area: 1406 Sq. Ft.
3 Bedrooms with Loft, 2 Baths.



FIRST FLOOR



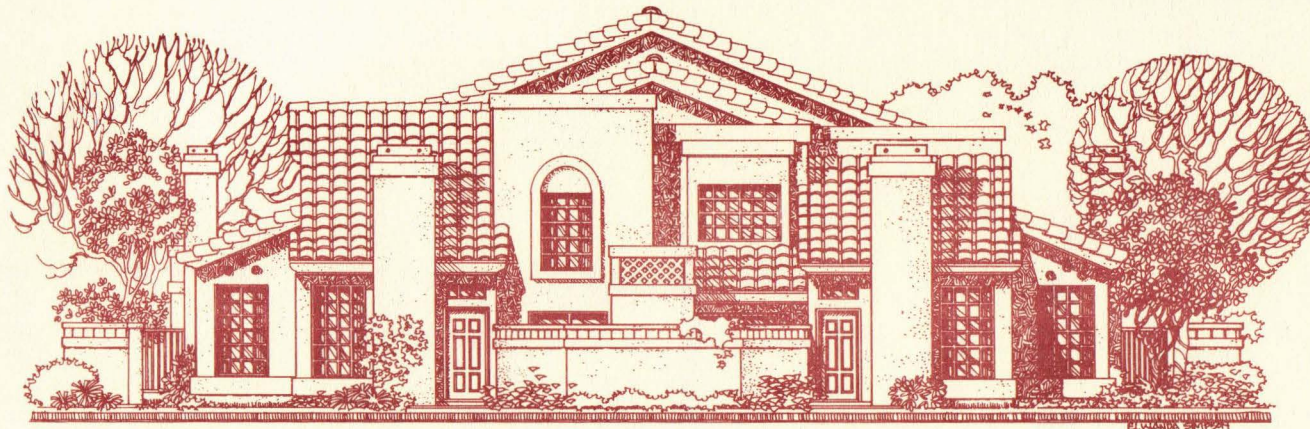
SECOND FLOOR

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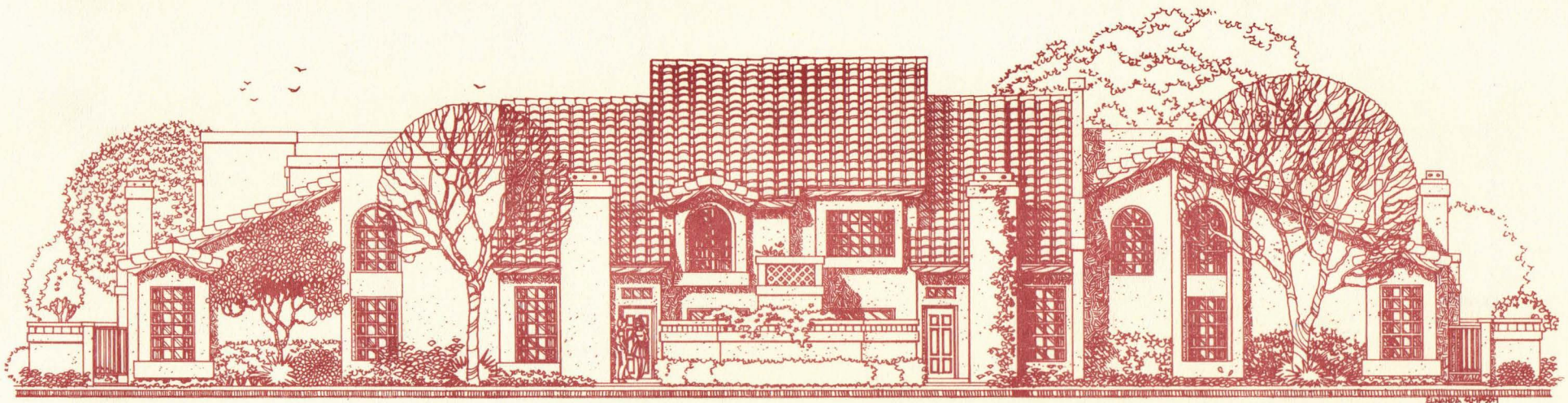


Front View

Front View

The Carmel
Plan D

The Monterrey
Plan B



Side View

Front View

Front View

Side View

The Monterrey
Plan B

The La Jolla
Plan C

The Del Mar
Plan A

The Carmel
Plan D

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