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OFFICIAL RECORDS  
SAN LUIS OBISPO CO., CA

OCT 15 1986

WHEN RECORDED, RETURN TO:

FRANCIS M. COONEY  
County Clerk-Recorder  
TIME 8:00 AM

Ronald J. von Feiden  
P.O. Box 2308  
Paso Robles, CA 93447

DECLARATION OF RESTRICTIONS

This DECLARATION OF RESTRICTIONS is made by KARL VON DOLLEN, ROY and JOANN VON DOLLEN, ARTHUR and FLORENCE VON DOLLEN, and LAWRENCE and MICHELLE VON DOLLEN, hereinafter referred to as "Declarants."

WHEREAS, Declarants are the owners of certain parcels of land more particularly described in Exhibit A which is attached hereto and incorporated herein by reference.

WHEREAS, Declarants intend to sell the above-described lots, restricting them in accordance with a common plan and designed to preserve the value and qualities of said land, for the benefit of all of its future owners.

NOW, THEREFORE, Declarants declare that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased, and occupied, subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property and of each and every person or entity who now or in the future owns any portion or portions of said real property.

Land Use and Building Type

- i. No residential dwelling having a floor area of less

Apply American Title Company for recording and recording of this document as well as recording of any and all other documents and instruments and for recording of any and all other documents and instruments and for recording of any and all other documents and instruments.

than 800 square feet, exclusive of one-story open porches and garages, shall be permitted on any lot. No single-wide mobile or modular home shall be permitted. All homes shall have non-reflective roofing and siding material and shall be permitted only if affixed to a permanent foundation. Non-conforming mobile homes and travel trailers shall be permitted for a period not to exceed one year during the construction of a permanent residential dwelling.

#### Nuisances

2. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

#### Rubbish

3. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

#### Junked and Abandoned Vehicles

4. No stripped down, partially wrecked, or junked motor vehicle or substantial part thereof, shall be permitted to be parked on any road or on any lot in such manner as to be visible from any other lot, or any by users of any streets or roads within the subdivision.

#### Storage of Equipment

5. No non-operable equipment or machinery, metal, or

other miscellaneous material shall be store, kept, maintained, or permitted on any portion of said lots unless it is fully enclosed by a permanent building in a fenced-in area so it would not be visible from any other lots in the subdivision.

**Enforcement**

6. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

**Invalidity**

7. Invalidity of any one of these covenants, by judgment or court order, shall not affect any other provision which shall remain in full force and effect.

IN WITNESS WHEREOF, the declarants have executed this Declaration of Restrictions.

Dated: <u>Oct. 9, 1</u> , 1986	<u>Karl Von Dolle</u> KARL VON DOLLEN
Dated: <u>Oct. 9, 1986</u> , 1986	<u>Roy Von Dolle</u> ROY VON DOLLEN
Dated: <u>10-13-86</u> , 1986	<u>Johann Von Dolle</u> JOHANN VON DOLLEN
Dated: <u>Oct 9</u> , 1986	<u>Arthur Von Dolle</u> ARTHUR VON DOLLEN
Dated: <u>Oct 10</u> , 1986	<u>Florence Von Dolle</u> FLORENCE VON DOLLEN
Dated: <u>10-8-86</u> , 1986	<u>Lawrence Von Dolle</u> LAWRENCE VON DOLLEN
Dated: <u>10-8-86</u> , 1986	<u>Michelle Von Dolle</u> MICHELLE VON DOLLEN

EXHIBIT A

1. Lot "D" of Parcel Map COAL 84-180 as recorded February 13, 1985, at Book 36, Page 71 of Parcel Maps, in the County of San Luis Obispo, California.
2. Parcel "A" of Parcel Map COAL 83-236 as recorded November 28, 1984, at Book 36, Page 20 of Parcel Maps, in the County of San Luis Obispo, California.
3. Lots 3-19 of Parcel Map COAL 83-200 as recorded December 31, 1984, at Book 36, Page 45 of Parcel Maps, in the County of San Luis Obispo, California.
4. Parcel "2" of Parcel Map COAL 82-99 as recorded May 24, 1983, at Book 33, Page 63 of Parcel Maps, in the County of San Luis Obispo, California.
5. Lots 2, 3, 4, 5, 6, 8, 16, 17, 18, 19, 21, and 22 of Mission Almond Orchards Subdivision No. 2 as recorded April 11, 1919, at Map Book 2, Page 28, in the County of San Luis Obispo, California.
6. Beginning at the Northwest corner of Lot 1, as laid down and designated on that certain map entitled "Map of Mission Almond Orchards Subdivision No. 2, comprising the NE 1/4 of Section 19, and W 1/2 of Section 20, Township 25 South, Range 12 East, M.D.M. County of San Luis Obispo, State of California, surveyed by A. F. Parsons, Licensed Surveyor, November 1918", which said map was filed for record in the office of the Recorder of said County on April 11, 1919, and running thence on lot line, South 89-1/2° East 19.70 chains; thence North 20.00 feet; thence South 89-1/2° East 2.66 chains; thence South 17-1/2° East 7.49 chains; thence leaving lot line, North 89-1/2° West, 23-1/2 links to stake "D3" in West line of 30 foot road 14.26 chains to stake "D2", 24.44 chains to stake "D1" in East line of Road, 24.59 chains to lot line; thence on lot line, North 6.80 chains to the point of beginning as described in a deed between William A. J. Morgan and Cora E. Morgan, husband and wife, and Almon Jensen and Charlotte Jensen, husband and wife, recorded January 11, 1941 in Volume 288 of Official Records at Page 312, San Luis Obispo County, California. APN 27-111-26.
7. Beginning at Stake "D4" in South line of Lot 1, as laid down and designated on that certain map entitled "Map of Mission Almond Orchards Subdivision No. 2 Comprising N.E. 1/4 Sec. 19 and W. 1/2 Sec. 20 T. 25 S., R. 12 E., M.D.M., County of San Luis Obispo, State of California. Surveyed by A.F. Parsons, Licensed Surveyor, November 1918", which said map was filed for record in the office of the County Recorder of Said County of San Luis Obispo on April 11th, 1919, from which

EXHIBIT A - PAGE 2

stake "S 13" bears N. 66° E., 10.03 chains distant and run thence on lot lines: (1) S. 66° W. 5.46 chains, (2) N. 41-1/2° W. 2.10 chains, (3) North 5.73 chains; thence leaving lot line, (4) S. 89-1/2° E. 15 links to Stake "D1", 10.33 chains to Stake "D2", (5) South 9.55 chains to point of beginning and containing 10.00 acres, more or less as described in a deed between J.H. Van Wormer, M.E. Weed and Virginia Weed, A.B. Hitchcock and May Hitchcock, parties of the first part, and William A. Kiger, party of the second part, recorded September 12, 1922 in Volume 157 of Official Records at Page 254, San Luis Obispo County. APN 27-111-23.

8. Beginning at Stake "S13" in South line of Lot 1, as laid down and designated on that certain map entitled "Map of Mission Almond Orchards Subdivision No. 2 Comprising N. E. 1/4 Sec. 19 & W. 1/2 Sec. 20 T. 25 S., R. 12 E., M. D. M. County of San Luis Obispo, State of California. Surveyed by A. F. Parsons, Licensed Surveyor, November 1918", which said map was filed for record in the office of the County Recorder of the said County of San Luis Obispo on April 11th, 1919, and run thence on lot line:- (1) S. 66° W. 10.03 chains to Stake "D4"; thence leaving lot line, (2) North 9.55 chains to Stake "D2", (3) S. 89-1/2° E. 14.02-1/2 chains to Stake "D3" in West line of 30 foot road, 14.26 chains to lot line; thence on lot line, (4) S. 17-1/2° E. 5.67 chains, (5) N. 89° W., 6.77 chains to point of beginning and containing 10.00 acres, more or less as described in a deed between J. H. Van Wormer, M. E. Weed and Virginia Weed, A. B. Hitchcock and May Hitchcock, parties of the first part, and John C. Kiger and Isabelle M. Kiger, parties of the second part, recorded September 12, 1922, in Volume 157 of Official Records at Page 253, San Luis Obispo County, California. APN 27-111-29.

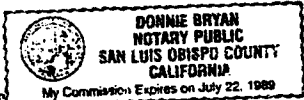
ACKNOWLEDGMENT

STATE OF CALIFORNIA                    )  
  )S  
COUNTY OF SAN LUIS OBISPO            )

On October 9, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared KARL VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Donnie Bryan  
Notary Public



ACKNOWLEDGMENT

STATE OF CALIFORNIA                    )  
  )S  
COUNTY OF SAN LUIS OBISPO            )

On October 9, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared ROY VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Donnie Bryan  
Notary Public



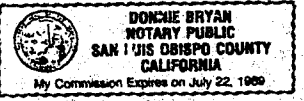
ACKNOWLEDGMENT

STATE OF CALIFORNIA                    )  
  )S  
COUNTY OF SAN LUIS OBISPO            )

On October 13, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared JOANN VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Donnie Bryan  
Notary Public



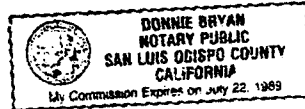
ACKNOWLEDGMENT

STATE OF CALIFORNIA                    |  
  |S  
COUNTY OF SAN LUIS OBISPO           |

On October 9, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared ARTHUR VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Donnie Bryan  
Notary Public



ACKNOWLEDGMENT

STATE OF CALIFORNIA                    |  
  |S  
COUNTY OF SAN LUIS OBISPO           |

On October 10, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared FLORENCE VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Donnie Bryan  
Notary Public



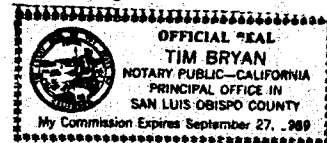
ACKNOWLEDGMENT

STATE OF CALIFORNIA                    |  
  |S  
COUNTY OF San Luis Obispo       |

On October 8th, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared LAWRENCE VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Tim Bryan  
Notary Public



ACKNOWLEDGMENT

STATE OF CALIFORNIA            )  
  )S  
COUNTY OF San Luis Obispo    )

On October 27th, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHELLE VON DOLLEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Tim Bryan  
Notary Public

