

RECORDED
NOV 27 11 45 AM 1970

66
SIGNED JUTTON
COUNTY RECORDER

DECLARATION OF EASEMENTS, RESTRICTIONS,
CONDITIONS, COVENANTS, AND AGREEMENTS

This declaration, made this 14th day of November, 1970, by MARVIN T. LEVIN, a married man, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the Owner of all of the real property as set forth in Exhibit "A" attached hereto and incorporated herein as if specifically set forth herein, and

WHEREAS, it is the desire and intention of Declarant to sell the above described real property and to impose upon it certain easements as set forth hereinafter, mutual and beneficial restrictions, covenants, conditions and charges under a general plan for the improvement and benefit of all of said lands and future owners of said lands,

NOW, THEREFORE, Declarant hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions, conditions and covenants, and easements, all of which are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of said real property and every part thereof, and all of which shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the described lands or any part thereof.

1. Term. All of the provisions, restrictions, conditions, covenants and easements set forth herein shall affect each and all of the above described real property, or parts or parcels thereof, and shall run with the land and shall exist and be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date of Recordation hereof, after which time the same shall be automatically extended for successive periods of twenty (20) years each, provided, however, that said easements, provisions, restrictions, conditions and covenants may be modified or discontinued by the vote of the then record owners of a majority of the real property covered by this Declaration, provided that the assessed value of the property vested in such owners is not less than 51% of the total of the assessed value of the real property covered by this Declaration.

2. Mutuality of Benefit and Obligation. All of the said easements, restrictions, conditions, covenants, provisions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every part of the real property covered by this Declaration, and are intended to create mutual, equitable servitudes upon each part thereof in favor of each and all other parts, and to create reciprocal rights between the respective owners of all of said real property; to create a privity of contract and estate between the grantees of said real property, their heirs, successors and assigns; and shall, as to the owner of each part thereof, his heirs, successors and assigns, operate as covenants running with the land for the benefit of each respective owner.

3. Use and Improvement. The property covered by this Declaration may be used for residential purposes, and the owner or owners thereof may place mobile homes or travel trailers and camper trucks on the property, subject to full compliance with Amador County Health Department requirements and subject to all rules and ordinances of other governmental agencies having jurisdiction thereof. A parcel of real property hereinafter described shall be reserved