

RESTRICTIONS INDICATED BY THIS INSTRUMENT ARE NOT TO BE CONSIDERED A VIOLATION OF THE
LIMITATION OR DISCRIMINATION OF THE
RACE, COLOR, RELIGION, SEX, HANDEDNESS,
OR NATIONAL ORIGIN, OR ANOTHER
RESTRICTION WHICH VIOLATES THE 1968
FEDERAL HOUSING ACT (42 U.S.C. 3604(f)).

WHEN RECORDED RETURN TO:
ROBERT L. CAMERON
3131 GREEN VALLEY ROAD
RESCUE, CA 95672

DECLARATION OF RESTRICTIONS
THE HIGHLANDS UNIT #3
FIRST AMERICAN TITLE CO.
FEB 19 2 01 PM 1976

1 Robert L. Cameron and Ruth D. Cameron, owners of a certain tract of
2 land and subdivision situated in the County of El Dorado, State of
3 California, generally known and described as The Highlands Unit #3, the
4 original plat of which was recorded in the Office of the County Recorder
5 of El Dorado County, California, in Book F of Maps, Page 55, do hereby
6 certify and declare that they have established and do hereby establish the
7 following restrictions, covenants, conditions, servitudes, easements, and
8 reservations, subject to which said parcels or lots and portions thereof
9 shall be held, used, leased, sold, and conveyed, each of which is for the
10 benefit of said property and each and every owner thereof, both present and
11 future, and shall inure to and pass with the said property or any portion
12 thereof and shall apply to and bind the respective successors in interest of
13 the present owners and their heirs, executors, assigns, and administrators
14 as follows:

15
16 1) As to Lot 1, this lot shall be used for commercial uses as set forth
17 in Section 9413 of the Regulations of the El Dorado County Planning Department,
18 September 1965, and/or as these Regulations may thereafter be amended by the
19 County of El Dorado.

20
21 2) As to Lots No. 2 through 5 inclusive, no Lot shall be used except
22 for multi-family purposes as set forth in Section 9412. Of the Regulations
23 of the El Dorado County Department of Planning, September 1965, and/or as
24 these Regulations may thereafter be amended by the County of El Dorado.

25
26 3) No multi-family residential structure nor any part thereof shall be
27 erected upon any lots enumerated in Paragraph No. 2 nearer to the street or
28 streets adjacent thereto than twenty (20) feet from the front lot property
29 line, nor closer than fifteen (15) feet from the rear lot property line, nor
30 closer than fifteen (15) feet from the side street lot property line, nor
31 closer than ten (10) feet to any side lot property line.

32 4) No Building or other structure shall be erected, altered, placed,

1 or permitted to remain on any lot unless it is approved by the Architectural
2 Committee. Said Architectural Committee shall be composed of Robert L.
3 Cameron, Ruth D. Cameron, Jere Cox. Upon failure of the committee or its
4 designated representative to approve or disapprove plan or specifications
5 within thirty (30) days after the same have been delivered to the committee,
6 and a written receipt therefore received and/or delivered to the committee
7 by registered mail, approval thereof will be deemed to have been made
8 provided the proposed constructions complies with all of the provisions
9 otherwise in this declaration.
10

11 5) When erection of a structure is once begun, the work thereon must
12 be prosecuted diligently and said structure must be completed within a
13 reasonable time, said reasonable time to be determined by the Architectural
14 Committee.
15

16 6) No billboard, sign, or advertising of any kind whatsoever shall
17 be placed or maintained on any lot or lots in this subdivision, without
18 the prior consent and written approval of the Architectural Committee,
19 which approval shall not be granted until any such billboards or signs
20 have been previously approved as to size and location by the Planning
21 Department of the County of El Dorado.
22

23 7) These declarations of restrictions may be amended, added to, in
24 the following manner. By a duly executed and recorded statement of the
25 owners of 60% or more of said lots in said subdivision shown on the recorded
26 map thereof and the election to amend and/or add to said restrictions in
27 whole or in part.
28

29 8) If any restrictive covenant or condition herein specified, or any
30 part thereof is invalid or for any reason becomes unenforceable, no other
31 restriction, covenant, or any part thereof, shall become affected or
32 impaired thereby.

1 9) Nothing contained in this Declaration shall impair or defeat the
2 lien of any mortgage or Deed of Trust made in good faith and for value, but
3 title to any property subject to this Declaration obtained through sale in
4 satisfaction of any lien, mortgage, or Deed of Trust, made in good faith
5 for value, shall hereinafter be held subject to all of the restrictions and
6 provisions hereof.

7
8 10) These covenants, restrictions, and agreements shall run with the
9 land and shall continue in full force and effect until 1996, which time
10 the same shall be automatically extended for successive periods of ten (10)
11 years, unless, by a duly executed and recorded statement, the then owners
12 of sixty (60) percent or more of said lots in said subdivision, shown on the
13 recorded map thereof, elect to terminate or amend said restrictions in whole
14 or in part.

15
16 Dated this 9th day of February, 1976

17
18 DECLARANTS

19
20 *Robert L. Cameron*
Robert L. Cameron

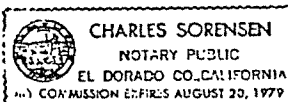
21
22 *Ruth D. Cameron*
23 Ruth D. Cameron

24
25 STATE OF CALIFORNIA }
26 COUNTY OF EL DORADO } ss.
27 On FEBRUARY 7, 1976, before me, the undersigned, a Notary Public in and for
28 said State, personally appeared ROBERT L. CAMERON AND RUTH D. CAMERON

29 known to me to be the person(s) whose name(s) are
30 subscribed to the within instrument and acknowledged to me
31 that THEY executed the same.

32 WITNESS my hand and official seal.
33 Signature *Charles Sorensen*

34 CHARLES SORENSEN
35 Name (Typed or Printed)



36 END OF DOCUMENT

Form 3001—(Individual) First American Title Company