

112143

DECLARATION OF RESTRICTIONS

COUNTY OF RIVERSIDE

LA CRESTA UNIT #5

THIS DECLARATION, made this 31st day of October, 1969, by SOISE CASCADE PROPERTIES, INC., OF DELAWARE, A Delaware Corporation, formerly PACIFIC CASCADE LAND COMPANY, INC. A Delaware Corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of the record of that certain real property in the County of Riverside, State of California, and described on that certain Record of Survey recorded in the Office of the County Recorder of Riverside County, California on October 10, 1969, in Book 54 of Records of Survey, page 60, Official Records referred to herein as "Map"; and

WHEREAS, there are three subdivided lots set forth and described in the recorded map; and

WHEREAS, Declarant desires to establish a General Plan for the improvement and development of said lots (herein referred to as "said Tract") and to subject said Tract to mutual and beneficial restrictions, covenants, conditions and charges (hereinafter referred to as the "Conditions") under said General Plan of Improvement for the benefit and complement of said Tract and the future owners thereof, and

WHEREAS, Declarant recorded said Conditions in the Office of the Recorder of Riverside County, California, on August 7, 1969, as Instrument No. 81116, of Official Records in connection with LA CRESTA UNIT #1 amended October 21, 1969, as Document No. 107269, and amended October 23, 1969 as Document No. 108208, which conditions by their terms and provisions, are to apply to all subsequent units of La Cresta General Development (herein referred to as the "Development"), and

WHEREAS, all the real property described in the Map comprises in the aggregate a subsequent unit of the Development.

NOW, THEREFORE, KNOW ALL MEN
BY THESE PRESENTS

I

That Declarant hereby certifies and declares that it has established and does hereby establish a General Plan for the protection, maintenance, development and improvement of said Tract and that said Tract shall be held and conveyed upon and subject to the conditions as recorded in the Office of the Recorder of Riverside County, California, on August 7, 1969, as Instrument No. 81116 of Official Records and amended as aforesaid which Conditions are hereby incorporated herein by this reference and made a part hereof as if set forth hereat in full, each and all of which Conditions are for the benefit of the owner of each part or portion of the said Tract and each and all of which (a) shall apply to and bind not only the Declarant while the owner of any part or portion thereof; (b) shall inure to the benefit of not only the Declarant, but also to the benefit of

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each, every and any future owner of each, every and any portion of said Tract and to the benefit of BOISE CASCADE PROPERTIES, INC. OF DELAWARE, a corporation; (c) shall run with and be binding upon said Tract; and (d) may be enforced not only by the Declarant, its successors and assigns, but also by each and every and any future owner of any portion of the said Tract.

IN WITNESS WHEREOF, the Declarant has executed this Declaration the day and year first above written.

BOISE CASCADE PROPERTIES, INC.
OF DELAWARE, a Delaware corporation

By R. C. Onorato
Vice Pres.

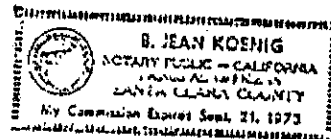
STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

On October 31, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. C. Onorato, known to me to be the Vice President of the Corporation that executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

WITNESS my hand and Official Seal.

B. Jean Koenig
Notary Public in and for said County and State



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RECORDER'S MEMO: Legality of writing.
Typing or Filing UNSATISFACTORY
in this document when received For Record.

RECEIVED FOR RECORD
NOV 9 1969
SECURITY TITLE INSURANCE CO.
15 Jan. 1970
W.H. Dwyer
2/19/70

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END RECORDED DOCUMENT W. D. GALOCH COUNTY RECORDER