

DECLARATION OF RESTRICTIONS

THE UNDERSIGNED, AND EACH OF THEM, do declare and accept a general plan to be outlined and explained in this text, for the protection, development, improvement and maintenance of said property known as the well or well site, assessor's parcel # 153-100-13, as indicated and recorded in the individual property deeds here listed, through the use, control and maintenance of water available from the property herewith conveyed and jointly owned by the twelve members herein listed:

MAX P. MAIER and ARDYS L. MAIER, lot #7, parcel # 153-090-07, 5645 West Camino Cielo,
GARFIELD J. ZURBUCHEN and MARGARET S. ZURBUCHEN, lot #8, parcel # 153-090-06, 5647 West Camino Cielo,
WALTER C. DOUGLAS and ALICE R. DOUGLAS, lot #9, parcel # 153-100-17, 5629 West Camino Cielo,
ARTHUR H. FURKHEISER II and TRUDI A. FURKHEISER, lot #10, parcel # 153-100-19, 5599 West Camino Cielo,
MARGARET E. BOOKOUT, lot #11, parcel # 153-100-18, 5597 West Camino Cielo,
FLOYD MILLER and NORA MILLER, lot #12, parcel # 153-100-11, 5587 West Camino Cielo,
GENE WINKLER and MARY JANE WINKLER, lot #13, parcel # 153-100-10, 5589 West Camino Cielo,
PIETER W. SCHIPPER and ANNIE J. SCHIPPER, lot #14, parcel # 153-100-16, 5639 West Camino Cielo,
EDWIN H. ASPINWALL and ALICE G. ASPINWALL, lot #15, parcel # 153-100-15, West Camino Cielo,
JOSEPH C. DAVIS and CHARLOTTE D. DAVIS, lot #16, parcel # 153-100-14, 5595 West Camino Cielo,
VICTOR G. JEPPESEN and INGE K. JEPPESEN, lot #17, parcel # 153-100-09, 5513 West Camino Cielo,
HARRY D. SIMS III and JUDITH F. SIMS, lot #18, parcel # 153-100-08, 5593 West Camino Cielo.

The above properties are located in The George Haney Tract and are recorded in Map Book #43, Page 53, of the official Records of Santa Barbara county.

All agree to the protective Covenants, Conditions, and Restrictions subject to which all parcels of said property shall be held, improved, sold and/or otherwise conveyed by the signatories hereto, their successors and assigns; that each and every one of the said Conditions are for the mutual benefit of said properties and each and every part and parcel thereof, and of each owner thereof, and Declarant and their successors and assigns, and that said Conditions shall run with the land and inure to the benefit of and pass with said described properties, and each and every part and parcel thereof, and shall apply to and bind the respective successors in interest or any owner thereof. Said Conditions are as follows:

1. PROPERTY SUBJECT TO THIS DECLARATION

The real property subject to this declaration are all parcels #153-100-08 through #153-100-11, #153-100-14 through #153-100-19, #153-090-06 and #153-090-07 attached thereto and incorporated by reference herein. Each ownership interest contained in said parcels as described, shall be given a 1/11th participation in all matters concerned with the obtaining, distribution and maintenance of water from the well contained on the property referred to as the well site parcel #153-100-13, with the exception that parcels #153-100-18 and #153-100-19, presently owned by Margaret E. Bookout and Arthur H. Purkheiser II and Trudi A. Purkheiser respectively, shall share a 1/11th interest.

2. PRODECURE

All parties hereto acknowledge there is an existing water distribution system from the well site to the parcels described as the benefiting parcels. In order to insure the continuance of an orderly distribution of said water, the parties agree:

a) To hold a regular meeting every two years at a time agreed between themselves for the purpose of appointing three property owners as officers (president, secretary, treasurer) and an alternate signature member if two of the officers reside within one domain. All officers shall have the obligation to insure the distribution of water to the benefiting parcels and to make arrangements for all maintenance of the water system. All officers shall have their signatures listed on the bank account and shall have the authority to disburse funds. Any changes or improvements to the water system shall be determined by a special meeting called by the officers of all Benefitors, at which time a 3/4ths majority vote of a quorum (a quorum being defined as 50% plus 1) of the Benefitors shall determine what improvements or changes shall be made to the existing system.

b) That the officers shall have the power to call such special meeting by providing written notice of said meetings place in the mail or personally acknowledged by the Benefitors at least seven (7) days prior to the calling of such a meeting.

c) That the officers shall have the responsibility of collecting any and all assessments and costs for providing for the maintenance and operation of the water system in the manner set forth in paragraph 4 herein.

3. DISTRIBUTION

Meters shall be installed to provide for a means of allocating the division of water to each benefiting parcel. The metering of water shall be used for determining and allocating the cost of providing for the maintenance and operation of the water system and all matters contained in this Declaration of Conditions. Water lines and meters are the property of benefiting parcels. In order to insure the orderly distribution of water to above parcels, water lines and meters may be replaced by the company if necessary. Charges will be made on a pro-rated basis to benefiting parcels as outlined in paragraph 4.

4. ASSESSMENTS AND CHARGES

Any assessment for capital improvements imposed upon the Benefitors shall be borne by the Benefitors in proportion to their interest herein. Such assessments shall be imposed by a majority vote of the Benefitors decided at a regular or special meeting noticed for the purpose of imposing any assessment.

Any assessment thus made shall become an obligation on the property of each Benefitor and all parties hereto agree that such assessments shall be a personal obligation and may be enforced by the members in the same manner as any contractual obligation to pay money.

The officers may fix and prescribe the time when any water charge or assessment shall be payable and the time when the same, if not paid, shall be and become delinquent. In the case that any Benefitor allows the payment of any water rate, charge or assessment or any installment thereof to become delinquent the officers may at their discretion shut off the water of such delinquent Benefitor and refuse to deliver any further water to him upon his ownership request, and in addition appropriate remedy, enforce the lien of the said water rate, charge or assessment, upon the lands benefited by these Conditions.

The delinquent Benefitor at any time before proceedings are commenced to foreclose the said lien, may completely and fully restore his right to receive water by paying all water rates, charges and assessments then and that have become delinquent, together with any and all expenses and costs incurred by the officers in attempting to collect or enforce said delinquent amounts.

5. ADDITIONAL OR ALTERNATE WELL SITE

Upon the unanimous vote of all Benefitors, additional well sites may be added to the existing distribution system or a substitute well site may be provided.

As a further condition to this Document, no Benefitor may drill a private well within 200 feet of any existing well site.

3 June

Max O'Neil

Joe Wattle

Richard Miller

Mary Jane Kinkler

Hayden Johnson

Rich W. Schiff

John S. Johnson

Anna Schiff

John S. Johnson

John Kinkler

William Kinkler

Alfred J. Johnson

John S. Johnson

Joseph Davis

Charles A. Johnson

Charlotte Kinkler

W. H. Johnson

W. H. Johnson

Hayden Miller

George Johnson

John S. Johnson

W. H. Johnson

John S. Johnson

Mary Jane Kinkler

Joe Wattle

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss.

On 24 April 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN WILLIAMS and MARY ANN WILLIAMS, personally known to me to be the persons whose names are subscribed to the within instrument, as witnesses thereto, who being by me duly sworn, depose and say:

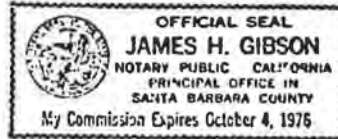
That they reside in Santa Barbara County and that they were present and saw

- | | |
|------------------------|---------------------|
| MAX E. WALKER | WALTER W. SCHROEDER |
| ANDY E. WALKER | ALICE C. SCHROEDER |
| JANFIELD G. SCHROEDER | EDWIN H. ROSSIGNALL |
| MARGARET S. SCHROEDER | ALICE S. ROSSIGNALL |
| WALTER C. DOUGLAS | COLEMAN C. DAVIS |
| ALICE H. DOUGLAS | CHARLOTTE D. DAVIS |
| ARTHUR H. SCHROEDER II | VICTOR E. SCHROEDER |
| ETHEL A. SCHROEDER | LEON H. SCHROEDER |
| MARGARET S. SCHROEDER | MARY D. SCHROEDER |
| FLOYD MILLER | WALTER S. SCHROEDER |
| ROSA MILLER | |

personally known to me to be the same persons described in and whose names are subscribed to the within and annexed instrument as a part thereto, execute and deliver the same, and they acknowledged to said affiant that they executed the same; and that said affiants subscribed their names thereto as witnesses.

Witness my hand and official seal.

James H. Gibson
James H. Gibson, Notary Public

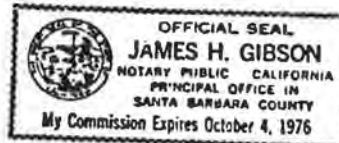


STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss.

On 24 April 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN WILLIAMS and MARY ANN WILLIAMS, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal.

James H. Gibson
James H. Gibson, Notary Public



12665
RECORDED AT REQUEST OF
John Williams
PG: 2561 IN: 1449
Apr 24 4 21 PM '75
OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
HOWARD C. MENZEL
CLERK-RECORDER
FEE \$7.00