

**The following notice is pursuant to California Government Code
Section 12956.1(b)(1))**

Notice

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Restrictive Covenant Modification

Under current state law, including AB1466 effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955 subdivision (p), ancestry, or genetic information.

To Record a Restrictive Covenant Modification, you must:

- Complete a Restrictive Covenant Modification Form; this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder.

This document requires the following:

1. Name(s) of current owner(s)
2. Identification of document page number and language in violation
3. Recording reference of document with unlawful restrictive covenant
4. Copy of referenced document attached complete with unlawful restrictive language stricken out
5. Signature(s) of owner(s)
6. Signature(s) acknowledged
7. Approval by County Counsel provided to County Recorder

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
NAME

MAILING ADDRESS

CITY, STATE and ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RESTRICTIVE COVENANT MODIFICATION

The following referenced document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing law and is void.

Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on _____ (date) in book _____ and page _____, or as instrument number _____ of the official records of the County of Los Angeles, State of California. Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawfully restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____
Printed Name: _____

_____ County Counsel, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

Approved: County Counsel or Designee

Signed: _____ Date: _____
By: _____, Deputy County Counsel

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Name
Address
City, State Zip

RESTRICTIVE COVENANT MODIFICATION

Affordable Housing Development Restrictive Covenant Modification – Civil Code §714.6

I (We) _____ are owner(s) of the affordable housing development of the property that is covered by the document described below.

The following referenced document contains a covenant, condition, restriction, or private limit that restricts the number, size, or location of the residences that may be built on the affected property, or that restricts the number of persons or families who may reside on the property and is enforceable against the owner of an affordable housing development.

Pursuant to Section 12956.2 of the Government Code and Section 714.6 of the Civil Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive language as shown on pages(s) _____ of the document recorded on _____ (date) in Book _____ and Page _____, or instrument number _____ of the official records of the County of Ventura, State of California.

Attached hereto is a true, correct, and complete copy of the document referenced above, with the unlawful restrictive covenant redacted. This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956.2 of the Government Code. The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

Signature

Printed Name

_____ County Counsel, or their designee, pursuant to subparagraph (2)(B) of subdivision (b) of Section 714.6 of the Civil Code and paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to subparagraph (2)(B) of subdivision (b) of Section 714.6 of the Civil Code and paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

Approved:

By: _____ Date: _____
Assistant County Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____,
(insert name and title of officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

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. PURKHEISER II and TRUDI A. PURKHEISER, 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, 5515 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.

Max D. Main

Geo. W. Miller

Richardson

Mary Jane Kinkler

Hayfield of ...

John W. ...

Robert ...

Anna ...

John ...

John ...

Alfred ...

Alfred ...

William ...

Joseph ...

John A. ...

Charlotte ...

W. H. ...

W. H. ...

Alfred Miller

George ...

Robert ...

Henry W. ...

John ...

W. H. ...

Mary Jane Kinkler

Geo. W. Miller

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.

On 24th April 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Winkler and MARY JANE Winkler, 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, deposes and says:

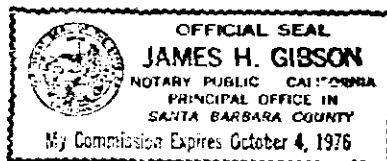
That they reside in Santa Barbara County and that they were present and saw

MAX B. MAIER
ANDY S. MAIER
BARFIELD G. ZIMMERMAN
MARGARET S. ZIMMERMAN
WILLIAM C. DOUGLAS
ALICE M. DOUGLAS
ARTHUR H. STRANDBERG II
TRUDE A. STRANDBERG
MARGARET E. BOGROSI
FLYD MILLER
LORRA MILLER

WILLIAM W. SCHIFFER
ANDREW C. SCHIFFER
EDWIN W. ROBINSON
ALICE S. ROBINSON
JUDITH C. DAVIS
CHARLOTTE B. DAVIS
VICTOR W. GARRISON
LINDA E. GARRISON
HARRY B. SIMS III
JUDITH A. SIMS

personally known to them 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.

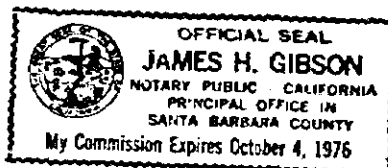


James H. Gibson
James H. Gibson REYAL ASSOCIATES

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.

On 24th April 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared John Winkler and MARY JANE Winkler, 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 REYAL ASSOCIATES

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