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EL DORADO COUNTY-CALIF
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WHEN RECORDED, RETURN TO:
DORADO ESTATES
P.O. Box 158
SHINGLE SPRING, CA 95682
ATTN: GALE CUTHRE

FIRST AMERICAN TITLE CO.
DEC 24 9 00 AM 1973

JAMES W. SWEENEY
COUNTY RECORDER

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
CAMERON PARK UNIT NO. 12

8/10

THIS DECLARATION made on the date hereinafter set forth by Dorado Estates, a California corporation, Post Office Box 158, Shingle Springs, California 95682, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in an unincorporated area known commonly as Cameron Park, County of El Dorado, State of California, which is more particularly described as:

"Cameron Park Unit No. 12" as shown upon that certain map filed in the office of the County Recorder of El Dorado County, State of California, on December 19, 1973; in Map Book "F" at Page 31, EXCEPTING THEREFROM Lots A, B, C, D, E, F, and G as shown thereon (hereinafter referred to as the "sub-division").

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Section 1. Lots numbered 1 through 285, inclusive, shall not be used for any purpose except as single-family residences in accordance with Section 9411 of El Dorado County Department of Planning Regulations, September, 1965, as amended from time to time by the County of El Dorado, and Lots numbered 286 through 303, inclusive, shall not be used for any purpose except as multi-family residences in accordance with Sections 9412 or 9412.1 of said Regulations as so amended from time to time. Amendments of the said Regulations shall not apply retroactively for purposes of this Declaration.

Section 2. On Lots 1 through 285, inclusive, no single-family detached residence and on Lots 286 through 303, inclusive, no multi-family

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residence shall be erected, altered, placed or permitted to remain unless they shall contain the indicated minimum square feet of living area specified below. The minimum square footage of living area shall be based on living space, exclusive of porch, garage, or patio.

<u>Lot Numbers</u>	<u>Minimum Square Footage</u>
Lots 1 through 42, inclusive, and Lots 46 through 81, inclusive	1,000
Lots 43 through 45, inclusive, and Lots 82 through 99, inclusive	1,200
Lots 100 through 285, inclusive	1,400
Lots 286 through 303, inclusive (per unit)	700

Section 3. No residential structure shall be erected, altered, placed, or permitted to remain on any lot closer than twenty feet (20') to an adjoining public street, except that in the case of a corner lot abutting on two streets, the Architectural Committee may allow a residential structure to be erected, altered or placed no closer than ten feet (10') to the street at the side of the structure.

Section 4. No building or other structure shall be erected, altered, placed, or permitted to remain on any lot unless it is approved by the Architectural Committee, as provided in Section 12 hereof.

Section 5. No trailer, mobile home, motor home, recreational vehicle, basement, tent, shack, garage, or other outbuilding shall be used as temporary or permanent residence.

Section 6. When erection of a structure is once begun, the work thereon must be prosecuted diligently and said structure must be completed within a reasonable time, said reasonable time to be determined by the Architectural Committee.

Section 7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other small household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. In the keeping of permitted small, household pets, owners and occupants shall not permit such pets to "run at large" as defined in the El Dorado County Animal Control Ordinance and in all other respects shall comply with the provisions of said Ordinance.

Section 8. No billboard or advertising shall be placed on any lot in the subdivision, excepting customary signs advertising the real property for sale which do not exceed dimensions of two feet (2') by three feet (3'), without the prior written approval of the Architectural Committee.

Section 9. No derrick or other structure designed for use in boring, mining, or quarrying for oil, gas, water, or minerals shall ever be erected, placed, maintained, or permitted to remain on any portion of the subdivision.

Section 10. No owners or occupants of any lot in the subdivision shall place, store, park, or keep house-trailers, mobile homes, motor homes, recreational vehicles, or commercial-type vehicles having a capacity in excess of one (1) ton on any street adjacent to any lot or on any lot except in an enclosure approved by the Architectural Committee.

Section 11. No owners or occupants of any lot in the subdivision may place, store, or keep building materials or appliances (except during the course of construction or remodeling, which has been approved by the Architectural Committee) or other materials of any nature which detract from the residential character and aesthetic appearance of the neighborhood, nor shall owners or occupants place, store, or keep unsightly boxes, bottles, or cans on premises, unless kept enclosed by fencing, approved by the Architectural Committee, so that such unsightly objects may not be visible from any street or other lot.

Section 12. No building, fence, wall, or other structure shall be commenced, erected, moved onto, or maintained on any lot in the subdivision, nor shall any exterior addition to or change or alteration therein be made until the plans, specifications, and plot plans showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an Architectural Committee composed of three (3) or more persons appointed initially by Declarant. Committee members shall be subject to removal by Declarant and any vacancies from time to time existing shall be filled by appointment of Declarant. If any member resigns or is unable to act, the remaining member(s) shall discharge the functions of the Committee. At any time the Declarant may, by recorded statement, relinquish the right herein to appoint and maintain the Committee and, at such time, the then record owners of seventy-five percent (75%) or more of the lots in said subdivision may elect and appoint a committee of three (3) or more of such owners to assume and exercise all the powers and functions of the committee specified herein. No member of any architectural committee, however created, shall receive any compensation or make any charge for his services as such.

In the event the Architectural Committee fails to approve or disapprove plans and specifications within thirty (30) days after the same have been delivered to the Committee and a written receipt therefor received, and/or delivered to the Committee by registered or certified mail, approval thereof will be deemed to have been made, provided the proposed construction complies with all the provisions otherwise of this Declaration, with El Dorado County building and zoning regulations, and with all other applicable laws and regulations.

Section 13. Nothing contained in this Declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but title to any property subject to this Declaration obtained through sale in satisfaction of any lien, mortgage, or deed of trust, made in good faith and for value, shall be subject to all of the restrictions and provisions hereof.

Section 14. Any breach or violation of any of the conditions herein contained may be enjoined, abated, or remedied by appropriate proceedings by any owner or owners of a lot or lots in said subdivision and any damages for any breach of the terms, restrictions, and provisions of this Declaration are hereby declared not to be adequate compensation, and the continuation thereof may be enjoined or abated by appropriate proceedings by the Declarant or by the owner or owners of any other lot or lots in said subdivision. If any action at law or in equity is brought to enforce or interpret the provisions of this Declaration, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which he may be entitled.

Section 15. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 16. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless prior to any such extension an instrument signed by at least seventy-five percent (75%) of the then owners of the lots has been recorded agreeing to terminate these covenants and restrictions. This Declaration may be amended by an instrument signed by not less than seventy-five percent (75%) of the lot owners. Any amendment must be recorded.

Section 17. Each grantee of a conveyance or purchaser under a contract or agreement of sale, by accepting a deed or a contract of sale or agreement of purchase, accepts the same subject to all of the conditions, covenants,

restrictions, reservations, liens or charges now or hereafter imposed by the provisions of this Declaration.

Section 18. No delay or omission on the part of Declarants or their successors in interest, or on the part of the owner or owners of any of said lots, in exercising any right, power, or remedy herein provided, in the event of any breach of said conditions herein contained, shall be considered as a waiver thereof, or acquiescence therein.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 20th day of December, 1973.

DORADO ESTATES
Declarant

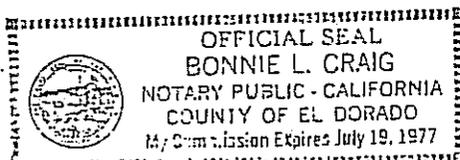
By *Richard L. V. Smith*
President

By *Gale C. Guthrie*
Secretary

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) ss.

On this 20th day of December, 1973, before me, BONNIE L. CRAIG, a Notary Public in and for the County of El Dorado, State of California, duly commissioned and sworn, personally appeared RICHARD L. V. SMITH, known to me to be the President, and GALE C. GUTHRIE, known to me to be the Secretary, of the corporation described in and that executed the within instrument, and also known to me to be the persons who 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of El Dorado on the day and year in this certificate first above written.



Bonnie L. Craig
Notary Public in and for
said County and State

FIRST AMERICAN TITLE COMPANY OF SACRAMENTO, a California corporation,
as Trustee under a Deed of Trust recorded in the Official Records of El Dorado
County, State of California, Book 1196 at Page 202.

FIRST AMERICAN TITLE COMPANY
OF SACRAMENTO

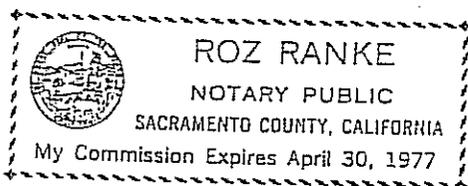
By J. M. O'Shea

Title Vice President

STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.

On this 21st day of December, 1973, before me, Roz Ranke,
a Notary Public in and for the County of Sacramento,
State of California, personally appeared J. M. O'Shea, known
to me to be the Vice President of First American Title Company of
Sacramento, and also known to me to be the person who executed the within
instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal in the County of Sacramento on the day and year in
this certificate first above written.



Roz Ranke
Notary Public in and for
said County and State