SALTON COMMUNITY SERVICES DISTRICT
Architectural Meeting Agenda
October 13, 2022
Open Session 9:30 a.m.
1209 Van Buren Ave.
Salton City, CA 92275
www.saltoncsd.ca.gov

COMMITTEE MEMBERS:

Members	**Staff**
Michael Friese, Chairperson	Thania Garcia, Board Secretary
Kenneth Perry, Member	
Erick Cervantes, Member	
John Connelly, Member	
Lizabeth Flowers, Member	

1. CALL TO ORDER: **9:30 a.m.**

2. PLEDGE OF ALLEGIANCE: Michael Friese, Chairperson

3. ROLL CALL:

4. PRESENTATIONS/PUBLIC APPEARANCES:

5. PUBLIC COMMENTS:

This is a Public Meeting, and this is The Time for the Public Comments. At This Time, You May Address the Committee for (3) Minutes on Items That Are Within The Subject Matter Jurisdiction of the Salton Community Services District, Architectural Committee

6. CONSENT CALENDAR ITEMS:

I. Approval of Architectural Meeting Minutes for September 8, 2022

8. OLD BUSINESS:

9. NEW BUSINESS:

Plan #3074 Hector M. Grijalua 2204 Iridescent Ave Thermal, CA 92274 APN#015-062-013

10. ADJOURNMENT:

Sonia Thania Garcia, Board Secretary

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275

SALTON COMMUNITY SERVICES DISTRICT
Architectural Meeting Minutes
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6. CONSENT CALENDAR ITEMS:

I. Approval of Regular Architectural Meeting Minutes for July 14, 2022
Mike Friese made a motion to approve the Architectural meeting minutes for July 14, 2022. John Connelly second the motion.
Roll Call

Mike Friese Yes	**Kenneth Perry Absent**
Erick Cervantes Yes	**Lizabeth Flowers Yes**
John Connelly Yes	

Approved 4-0

7. PLAN APPROVAL:

8. OLD BUSINESS:

9. NEW BUSINESS:

I. Plan #3075 Erasmo Sanchez 1938 Sunset Ave. Thermal, Ca. 92274 APN 017-791-015-000

Mike Friese made a motion to approve plan #3075 Erasmo Sanchez 1938 Sunset Ave. Thermal, Ca. 92274 APN 017-791-015-000. John Connelly second the motion.

Roll Call

Mike Friese Yes **Kenneth Perry Absent**
Erick Cervantes Yes **Lizabeth Flowers Abstained**
John Connelly Yes

Approved 3-0

II. Plan #3076 Jesus Aguirre 1338 Glendale Ave. Thermal Ca. 92274 APN 014-031-005-000

Mike Friese made a motion to approve plan #3076 Jesus Aguirre 1338 Glendale Ave. Thermal Ca. 92274 APN 014-031-005-000. John Connelly second the motion.

Roll Call

Mike Friese Yes **Kenneth Perry Absent**
Erick Cervantes Yes **Lizabeth Flowers Abstained**
John Connelly Yes

Approved 3-0

III. Plan#3077 Ajit Singh 3788 Scott Dr. Thermal, Ca. 92274 APN 001-493-002-000

Mike Friese made a motion to approve plan#3077 Ajit Singh 3788 Scott Dr. Thermal, Ca. 92274 APN 001-493-002-000. Erick Cervantes second the motion.

Roll Call

Mike Friese Yes **Kenneth Perry Absent**
Erick Cervantes Yes **Lizabeth Flowers Abstained**
John Connelly Yes

Approved 3-0

10. ADJOURNMENT:

Meeting adjourned at 10:25am

_____

Michael Friese, Chairperson

_____

Sonia Thania Garcia, Board Secretary

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Salton Community Services District

Architectural Committee Building Approval Form
Plan# 3074
Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	$50.00	____	Check#_____
New Construction:	$50.00	X	Check#_____
Sewer Capacity Fee:	$1000.00	____	Check#_____
Sewer Connection Fee:	$2700.00	____	Check#_____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Michael Friese: _____ Approved: _____ Disapproved: _____ Date: _____

Nancy Pieper: _____ Approved: _____ Disapproved: _____ Date: _____

Oscar Ramirez: _____ Approved: _____ Disapproved: _____ Date: _____

Carlene Ness: _____ Approved: _____ Disapproved: _____ Date: _____

Debbie Bird: _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: _____ City: _____

Lot# 17 Block# 19 Tract# 525 Zone: R1
APN: 015-062-013-000 Lot Size: _____

Living Area
Dimensions: Width: 24" Length: 56" Total Square Feet: 80"

Patios
Dimensions: Width: 26" Length: 56" Total Square Feet: 82"

Carport or Garage
Dimensions: Width 80" Length: 35" Total Square Feet: 115"

Room Addition
Dimensions: Width _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: 01-01-1976 Expected Date of Delivery: _____
I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

_____ Hector M Grijalva 760-567-4117
Owner's Signature Owner's Name (Printed) Daytime Phone Number
WAtmex2@Gmail.Com

_____
Address, City, State, Zip Code

A permit must be obtained within 2years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

PERMIT APPLICATION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

- ☐ BUILDING
- ☐ ELECTRICAL
- ☐ MECHANICAL
- ☐ PLUMBING
- ☐ DEMOLITION
- ☐ GRADING
- ☐ POOL
- ☐ SIGN
- ☐ NEW RESIDENTIAL
- ☐ NEW COMMERCIAL
- ☐ NEW INDUSTRIAL
- ☐ _____
- ☐ REMODEL RESIDENTIAL
- ☐ REMODEL COMMERCIAL
- ☐ REMODEL INDUSTRIAL
- ☐ _____

COMPLETE ALL NUMBERED SPACES! PLEASE TYPE OR PRINT! READ INSTRUCTIONS ON THE BACK!

1.	PROPERTY OWNERS NAME Hector M Grgalva Cambronero		EMAIL ADDRESS watmex 2@gmail.com	
2.	MAILING ADDRESS 81635 Ido Ave Indio CA		ZIP CODE 92201	PHONE NUMBER 760-567-4117
3.	PROJECT SITE ADDRESS 2204 Iridiscent Ave,		LOCATION Salton City, CA 92275	
4.	ASSESSOR'S PARCEL NO.	LEGAL DESCRIPTION		
5.	DESCRIBE INTENDED USE			
6.	DESCRIBE (CLEARLY) THE PROPOSED WORK			
7.	ARCHITECT / ENGINEER	LICENSE NO.	EMAIL ADDRESS	
8.	MAILING ADDRESS		ZIP CODE	PHONE NUMBER
9.	CONTRACTORS NAME	LICENSE NO.	EMAIL ADDRESS	
10.	MAILING ADDRESS		ZIP CODE	PHONE NUMBER

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of self-insurance for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number:

Policy Number: _____ Carrier: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and Labor Code, I shall forthwith comply with these provision.

11. Date: _____ **Applicant:** _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

VALUATION	
ZONE AREA	
OCCUPANCY GROUP	
CONSTRUCTION TYPE	

12.	SIGNATURE OF OWNER
13.	SIGNATURE OF CONTRACTOR

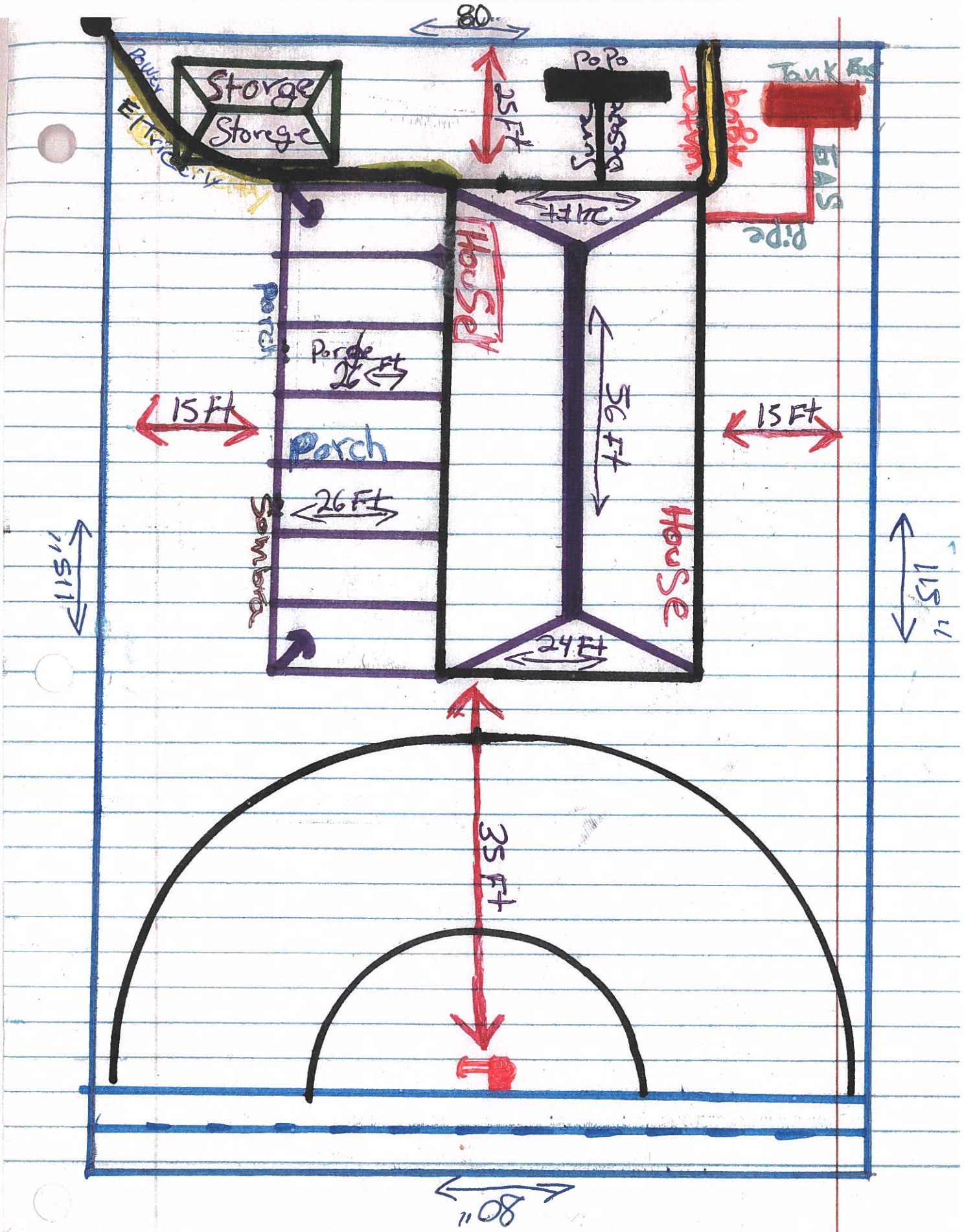
DATA	
ELECTRICAL APPROVAL	
GAS APPROVAL	
FINALED	EXPIRED
RECEIPT NO.	
DATE ISSUED	

APPROVALS REQUIRED			
WORKERS' COMPENSATION		PUBLIC WORKS	DATE
SCHOOL FEES		EHS	DATE
ARCHITECT COMMITTEE		FIRE / OES	DATE
REJECTED	RESUBMITTED	APCD / AG	DATE
SPECIAL LAND USE PERMIT		PLANNING	DATE

SMI	
BUILDING PERMIT	
PLAN CHECK	
ELECTRICAL PERMIT	
PLUMBING PERMIT	
MECHANICAL PERMIT	
GENERAL PLAN	
ZONE REVIEW	
LEGAL SERVICE	
ADMINISTRATIVE	
FIRE MITIGATION	
ADDITIONAL	
SHERIFF MITIGATION	
OTHER	
FEE $	

PERMIT NUMBER	RECEIVED BY: DATE	APPROVED BY: DATE

WHITE – OFFICE (MASTER) YELLOW – ASSESSOR PINK – APPLICANT XEROX COPY – PLAN FILE


80
Storge
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Electricity
PoPo
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Desk
Water
Agua
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Pipe
24 Ft
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Porch
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36 Ft
15 Ft
115
115
House
24 Ft
35 Ft
80

DECLARATION OF RESTRICTIONS

TRACT 525

THIS DECLARATION, made this ____ day of ____, 195_ by **Salton Heights Development Company**, a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. **525**, Imperial County, California, as per plat thereof recorded in Book ____, Pages ____, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. **525**, above described, and desires to subject the same to certain protective convenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the asquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased , or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

I. That all of the lots in said tract shall be designated as R-1 and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.

II. GENERAL:

COMMITTEE OF ARCHITECTURE

No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans, showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of **$5.00** have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of **Salton Riviera,** In It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portio of the structure.

It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other form of deviation from those restrictions imposed by this declaration, when such exception, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

SEWAGE DISPOSAL

~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event additional pits are found necessary to properly disperse the fluids and a greater area shall be taken in the front yard and properly connected to that in rear. In the event a lot is used for a multiple unit dwelling, each unit shall be served by a separate septic tank and leeching pit or pits. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The community services District is vested with the respondibility and authority for the enforcement of these provisions.~~

Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the wastewater collection system becomes available at which time connection will be mandatory.

III. RESIDENTIAL ZONE

As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.

A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

STORAGE OF MATERIALS

In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

LIVESTOCK

A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

SIGNS

No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained be application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.

TEMPORARY BUILDINGS

No temporary buildings, basement, cellar, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

TRAILER USE	A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.
BUILDING EXTERIOR	The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion of shall have color mixed in the final structural application.
PLUMBING	Residences shall have complete and approved plumbing installations before occupancy.
TEMPORARY OFFICES	A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or sued for a purpose permitted in the zone in which it is located.
STORAGE OF TOOLS AND TRASH	The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

I. PROPERTY IN ZONE R-1 MAY BE USED FOR:

R-1 USES

A single family residence, together with outbuildings customary to such use, located on the same lot of parcel of land, including:

A private garage with a capacity not to exceed three (3) automobiles.
A boat repair or storage building for the personal use of the occupant.
A children's playhouse.
Lath or greenhouses.
Tool houses.
Hobby shops not used commercially.

The following auxiliary uses, if they do not alter the character of the premises as single family residences:

AUXILIARY USES

One detached guest house on the same premises as, and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

FENCES

Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no

fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

II. BUILDING SETBACKS:

IMPERIAL COUNTY TITLE 9 REGULATIONS MAY BE USED INSTEAD

FRONT SETBACK

Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building of structure.

SIDE YARD SETBACK

Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet nor more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street, if detached.

REAR SETBACK

Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from property line to furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

III. VEHICLE STORAGE:

VEHICLE STORAGE

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

IV. SUBDIVISION OF LOTS:

LOT SPLIT

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

I. REQUIRED LAND AREA:

REQUIRED LAND AREA

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

AMENDMENT TO DECLARATION OF RESTRICTIONS: (Continued)

ZONE R-2 REGULATIONS:

1. PROPERTY IN ZONE R-2 MAY BE USED FOR:

   A. Any use permitted in Zone R-1, except that a private garage may have a capacity of five (5) automobiles.

   B. A two-family residence, not over two stories in height, together with the outbuildings customary to such uses located on the same lot or parcel of land.

2. BUILDING SETBACKS:

   A. Front yard, side yard and rear yard setbacks shall conform to those imposed in Zone R-1.

3. VEHICLE STORAGE:

   A. Vehicle storage shall conform to those requirements imposed in Zone R-1, except that the vehicle capacity shall be sufficient to accommodate one automobile for each family for the permanent housing of which each dwelling of structure on the property is designed.

4. SUBDIVISION OF LOTS:

   Subdividing lots or parcels of land into smaller areas shall be prohibited for any purposes uses, whether for sale, lease or rent.

5. REQUIRED LAND AREA:

   A person shall not erect, construct, occupy or use more than one two-family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum or ten thousand (10,000) square feet of area for each single family residence.

6. REQUIRED BUILDING AREA:

   Notwithstanding other requirements imposed by these restrictions 1-A, the Committee of Architecture shall, in two-family residences, require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit, in addition to a minimum floor area of four hundred (400) square feet of attached garage, attached carport, covered porches, covered contiguous patios, etc.

AMENDMENT TO DECLARATION OF RESTRICTIONS

TRACT NO. 525

THIS AMENDMENT, made by SALTON HEIGHTS DEVELOPMENT CO., a California Corporation, having its principal place of business in the city of Azusa, County of Los Angeles, California, hereinafter referred to as the Declarants,

WHEREAS, the Declarants are the owners of all the lots in that certain tract SALTON HEIGHTS DEVELOPMENT CO., Imperial County, California, as per map recorded in Book 3 at Page 1 of final maps, records of said County, and,

WHEREAS, SALTON HEIGHTS DEVELOPMENT CO., is the Declaration of Restrictions recorded May 6, 1958, in Book 991, Page 167, in Official Records of said County and desires to amend Paragraph I of said Restrictions to read as follows:

I. Use of Lot 1 of Block 1 and Lot 21 of Block 18 shall be restricted to use for school purposes.

A. That Lots 1 through 18, inclusive of Block 12, and Lots 15 through 25, inclusive of Block 4, shall be designated as R-2 multiple residence lots and shall be used, occupied and improved for multiple residence purposes under ZONE R-2 REGULATIONS, which shall be attached to and become part of this amendment.

B. That all remaining lots within said tract shall be designated as R-1 and shall be used, occupied, and improved as single residence lots under the conditions as hereinafter set forth under ZONE R-1 REGULATIONS.

That all other terms and conditions in said original Declaration of Restrictions shall remain unchanged.

IN WITNESS WHEREOF, SALTON HEIGHTS DEVELOPMENT CO., has caused its corporate name and seal to be hereunto affixed by its Officers thereunto duly authorized this 13th day of June, 1958.

SALTON HEIGHTS DEVELOPMENT CO.

By_____

By_____

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and convenants, and convenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases, are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property, or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person of persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, **SALTON HEIGHTS DEVELOPMENT CO.** has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this ____ day of ____, 195__.

(owner) SALTON HEIGHTS DEVELOPMENT CO.

By_____

By_____.

LOS ANGELES OFFICE
Room 8003 State Building
107 South Broadway
SAN DIEGO OFFICE
615 Orpheum Theatre Building

EDMUND G. BROWN, Governor
STATE OF CALIFORNIA
Division of Real Estate
W. A. SAVAGE, Commissioner
MAIN OFFICE
1015 L Street, Sacramento 14

SAN FRANCISCO OFFICE
Room 2033, 350 McAllister Street
OAKLAND OFFICE
Room 6040, 1111 Jackson Street
FRESNO OFFICE
Room 3084, State Building
2550 Mariposa Street

FINAL
~~THIRD AMENDED~~ SUBDIVISION PUBLIC REPORT

ON
TRACT NO. 525
IMPERIAL COUNTY, CALIFORNIA
RES. NO. 1983-SD

Note—Read This Report Before Buying!

This Report Is Not an Approval or Disapproval of This Subdivision

It reflects information obtained by the Division of Real Estate in its investigation of said tract.

The Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

OCTOBER 25, 1961

SPECIAL NOTES

1. THIS IS A SPECULATIVE SUBDIVISION AND VALUES WILL DEPEND ON GROWTH IN THE AREA. PROMOTION COSTS OF SUCH SUBDIVISIONS ARE ORDINARILY HIGH. AS A RESULT, PURCHASERS SHOULD NOT EXPECT TO BE ABLE TO RESELL THEIR LOTS AT A PROFIT OR EVEN FOR AS MUCH AS THE ORIGINAL SALES PRICES UNTIL OR UNLESS THE AREA DOES DEVELOP.

2. MOST REGULATED FINANCIAL INSTITUTIONS WILL NOT LEND MONEY FOR CONSTRUCTION IN SUCH UNDEVELOPED AREAS. ?

3. CONTRACTS OF SALE WILL BE USED. UNLESS THE SELLER'S SIGNATURE IS NOTARIZED, THE CONTRACT CANNOT BE RECORDED AND THE PURCHASER'S INTEREST MAY BE JEOPARDIZED.

   PURCHASERS' INTERESTS ARE FURTHER JEOPARDIZED IN THE CONTRACTS USED IN THIS SUBDIVISION DUE TO A PROVISION THAT THE ENTIRE UNPAID BALANCE MAY BE DUE IF THE CONTRACT IS RECORDED.

4. IN MANY INSTANCES MINERAL, OIL, GAS AND WATER RIGHTS ARE RESERVED TOGETHER WITH THE RIGHT OF ENTRY TO PROSPECT FOR AND REMOVE THESE PRODUCTS.

5. ON ALL PROPERTIES BELOW THE MINUS 220-FOOT CONTOUR, FLOODING EASEMENTS IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT AND IMPERIAL COUNTY EITHER EXIST OR WILL BE REQUIRED BEFORE THE COUNTY WILL ISSUE BUILDING PERMITS.

6. NO SEWAGE DISPOSAL PLANT OR A COMPLETE SEWAGE DISPOSAL SYSTEM THROUGHOUT THESE TRACTS HAS BEEN INSTALLED.

7. ELECTRICITY AND TELEPHONE LINES HAVE BEEN BROUGHT INTO THE AREA BUT THESE SERVICES ARE NOT EXTENDED THROUGHOUT THE TRACTS. EXTENSIONS MAY BE MADE AT PURCHASERS EXPENSE. NO PUBLIC GAS LINES TO THE AREA ARE AVAILABLE.

ADDITIONAL INFORMATION FOLLOWS IN NARRATIVE FORM:

R/E FORM 61B
44027 6-61 300M SPO

SUBDIVIDER: Salton Heights Development Co., a California corporation.

LOCATION AND SIZE: In Imperial County, on the west side of Salton Sea, between Salton Sea and Highway 99. It is approximately 30 miles southeast of Indio. Approximately 485 acres divided into 1,108 parcels.

STREETS: Streets are to be improved to Imperial County standards and will be maintained by Imperial County.

CLIMATE: This area, as in other California desert areas, is subject to occasional strong winds. In the summer it gets very hot and the nearness to the Salton Sea and irrigated area of Imperial Valley makes Salton City very humid in extreme hot weather.

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water system within the district.

PURCHASE MONEY HANDLING: The subdivider has certified that all moneys will be impounded in Trust Account, Bank of America, Azusa branch, until the contracts of sale are signed and delivered to the purchaser. There are trust deeds in the amounts of $193,264 and $304,700 covering all the lots in this subdivision. However, arrangements have been made to release any lot upon full payment of the contract price by a purchaser.

CONTRACTS OF SALE: In addition to the Special Notes on Contracts on page 1, the contracts used require written consent of the seller to transfer the contract, and a provision that all money paid in and all rights are forfeited by the buyer if he does not comply with the terms of the contract.

ELECTRICITY: Is not installed to all lots at this time.

GAS: No public gas lines are available.

TELEPHONE: Telephone service is not installed at this time.

NOTE: Considerable expense may be involved to extend any of the above utilities to lots within this subdivision.

SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cesspools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system. The Division of Real Estate does not have the engineering personnel to determine the requirements of such a system or the costs involved. There is no assurance as to when or if each and every lot in this subdivision will receive the services of a sewage system.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection. A volunteer fire department has been organized and the subdivider has agreed to install some fire hydrants.

MISCELLANEOUS: It is approximately:

30 miles to the high school;
15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:ab