

SALTON COMMUNITY SERVICES DISTRICT

Architectural Committee Agenda

1209 Van Buren Ave. Salton City, CA 92275

www.saltoncsd.ca.gov

April 11, 2024

Open Session 9:30 a.m.

COMMITTEE MEMBERS:

Israel Gonzales, Chairperson
Erick Cervantes, Committee Member
Lizabeth Flowers, Committee Member
Cody McGee, Committee Member
Barbara Quiroz, Committee Member

STAFF:

Thania Garcia, Board Secretary

1. CALL TO ORDER: 9:30 A. M.

2. ROLL CALL:

3. PLEDGE OF ALLEGIANCE: Israel Gonzales, Chairperson

4. PUBLIC COMMENTS:

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

5. CONSENT CALENDAR ITEMS:

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- I) Approve the Minutes for the Architectural Committee March 14, 2024.

6. OLD BUSINESS:

Plan# 3095

Dulce Murillo 1325 Saundra Ave Thermal CA, 92274 APN# 007-812-011-000.

Plan#3096

Jose Manuel Barraza 2230 Palm View Thermal CA, 92274 APN# 017-603-002-000

7. NEW BUSINESS:

Plan# 3106

Leonel Camacho 2570 Santa Fe Ave. Thermal CA, 92274 APN# 009-243-013-000

Plan# 3109

Camilo Cano 2148 South Marina Dr. Thermal CA, 92274 APN# 015-125-001-000

8. 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 9227.

SALTON COMMUNITY SERVICES DISTRICT

Architectural Committee **Minutes**

1209 Van Buren Ave. Salton City, CA 92275

www.saltoncsd.ca.gov

March 14, 2024

Open Session 9:30 a.m.

COMMITTEE MEMBERS:

Israel Gonzales, Chairperson
Erick Cervantes, Committee Member
Lizabeth Flowers, Committee Member
Cody McGee, Committee Member
Barbara Quiroz, Committee Member

STAFF:

Thania Garcia, Board Secretary

1. CALL TO ORDER:

9:30 A. M.

2. ROLL CALL:

Israel Gonzales Present
Erick Cervantes Absent
Lizabeth Flowers Present
Cody Magee Present
Barbara Quiroz Present

3. PLEDGE OF ALLEGIANCE: Israel Gonzales, Chairperson

4. PUBLIC COMMENTS:

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

5. CONSENT CALENDAR ITEMS:

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- I) Approval of Architectural Meeting Minutes for January 11, 2024
Cody Magee motioned to approve the meeting minutes for January 11, 2024.
Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes	Cody Magee Yes
Erick Cervantes Absent	Barbara Quiroz Yes
Lizabeth Flowers Yes	

6. OLD BUSINESS:

7. NEW BUSINESS:

Plan# 3095

Dulce Murillo 1325 Saundra Ave Thermal CA, 92274 APN# 007-812-011-000.

Cody Magee motioned to table plan# 3095 Dulce Murillo 1325 Saundra Ave Thermal CA, 92274 APN# 007-812-011-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan#3096

Jose Manuel Barraza 2230 Palm View Thermal CA, 92274 APN# 017-603-002-000.

Lizbeth Flowers motioned to table plan# 3096 Jose Manuel Barraza 2230 Palm View Thermal CA, 92274 APN# 017-603-002-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan#3097

Pedro S.G. Rodriguez 1314 Lynwood Thermal CA, 92274 APN# 011-421-005-000.

Cody Magee motioned to approve plan# 3097 Pedro S.G. Rodriguez 1314 Lynwood Thermal CA, 92274 APN# 011-421-005-000. Lizbeth Flower seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan# 3098

Pedro S.G. Rodriguez 1245 Huntington Ave Thermal CA, 92274 APN# 011-262-012-000.

Cody Magee motioned to approve plan# 3098 Pedro S.G. Rodriguez 1245 Huntington Ave Thermal CA, 92274 APN# 011-262-012-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan#3099

Pedro S.G. Rodriguez 1232 Huntington Ave Thermal CA, 92274 APN# 011-272-006-000.

Lizbeth Flowers motioned to approve plan# 3099 Pedro S.G. Rodriguez 1232 Huntington Ave Thermal CA, 92274 APN# 011-272-006-000. Cody Magee seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan#3100

Pedro S.G. Rodriguez 2324 Sea Port Ave Thermal CA, 92274 APN# 011-302-018-000.

Lizbeth Flowers motioned to approve plan# 3100 Pedro S.G. Rodriguez 2324 Sea Port Ave Thermal CA, 92274 APN# 011-302-018-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan# 3101

Pedro S.G. Rodriguez 1187 Sea Bird St. Thermal CA, 92274 APN# 012-062-001-000.

Cody Magee motioned to approve plan# 3101 Pedro S.G. Rodriguez 1187 Sea Bird St. Thermal CA, 92274 APN# 012-062-001-000. Barbra Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan# 3102

Pedro S.G. Rodriguez 2296 Shore Isle Ave Thermal CA, 92274 APN# 012-172-010-000.

Cody Magee motioned to approve plan# 3102 Pedro S.G. Rodriguez 2296 Shore Isle Ave Thermal CA, 92274 APN# 012-172-010-000. Lizbeth seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan# 3103

Pedro S.G. Rodriguez 2418 Harbor Dr. Thermal CA, 92274 APN# 012-372-013-000.

Lizbeth Flowers motioned to approve plan# 3103 Pedro S.G. Rodriguez 2418 Harbor Dr. Thermal CA, 92274 APN# 012-372-013-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizbeth Flowers Yes

Plan#3104

Pedro S.G. Rodriguez 2420 Harbor Dr. Thermal CA, 92274 APN# 012-372-014-000.
Cody Magee motioned to approve plan# 3104 Pedro S.G. Rodriguez 2420 Harbor Dr. Thermal CA, 92274 APN# 012-372-014-000. Barbara Quiroz seconded the motion

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizabeth Flowers Abstain

Plan# 3105

Pedro S.G. Rodriguez 2275 Harbor Dr. Thermal Ca, 92274 APN# 012-411-010-000.
Cody Magee motioned to approve plan# 3105 Pedro S.G. Rodriguez 2275 Harbor Dr. Thermal Ca, 92274 APN# 012-411-010-000. Lizabeth Flowers seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizabeth Flowers Yes

Plan# 3106

Pedro S.G. Rodriguez 2296 Harbor Dr. Thermal CA, 92274 APN# 012-412-025-000.
Cody Magee motioned to approve plan# 3106 Pedro S.G. Rodriguez 2296 Harbor Dr. Thermal CA, 92274 APN# 012-412-025-000. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales Yes Cody Magee Yes
Erick Cervantes Absent Barbara Quiroz Yes
Lizabeth Flowers Yes

8. ADJOURNMENT:

Meeting adjourned at 10:41 am.

Sonia Thania Garcia, Board Secretary

Israel Gonzales, Chairperson

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Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3095

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# _____
λ New Construction:	\$50.00 <u>X</u>	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:

Erick Cervantes: _____ Approved: _____ Disapproved: _____ Date: _____

Israel Gonzales: _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Cody Magee _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 1325 JUANDRA AV City: SALTON CITY

Lot# 11 Block# 21 Tract# 750 Zone: RESIDENTIAL

APN: 007-812-011-000 Lot Size: 10,235 SF

Living Area

Dimensions: Width: 24' Length: 40' Total Square Feet: 960

Patios

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

Carport or Garage

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

Room Addition

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

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: 2024 NEW Expected Date of Delivery: MAY 2024

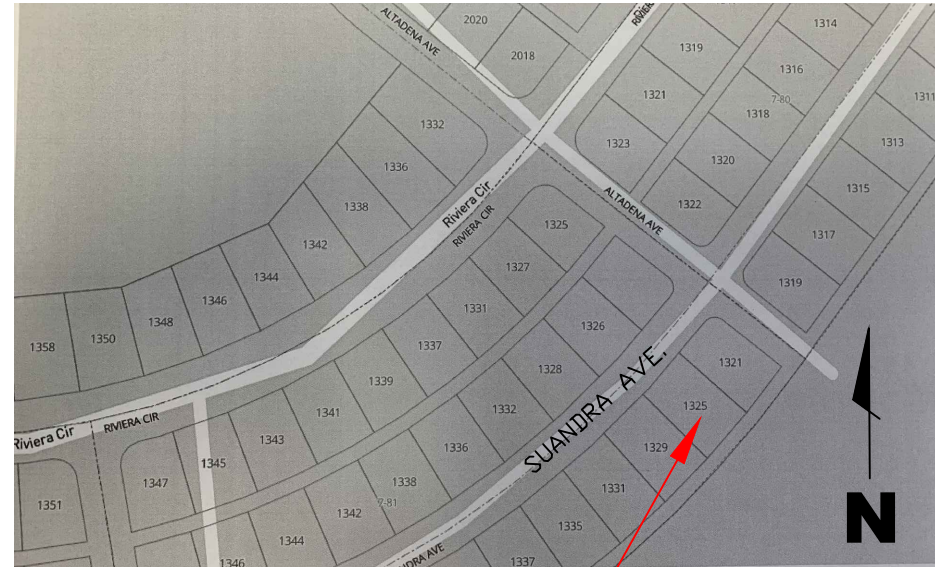
I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

[Signature] Owner's Signature Dulce Murillo Owner's Name (Printed) 909699 Daytime Phone Number

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

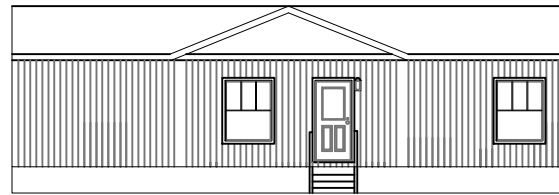
VICINITY MAP



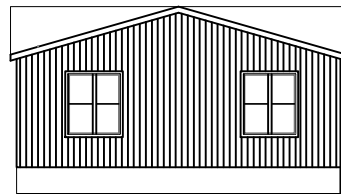
SUBJECT PROPERTY

COUNTY OF IMPERIAL

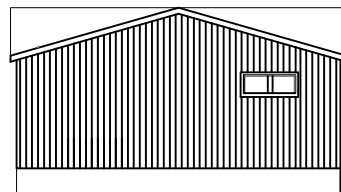
RIGHT SIDE



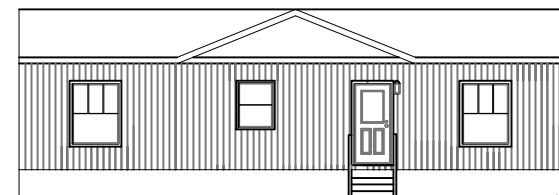
FRONT



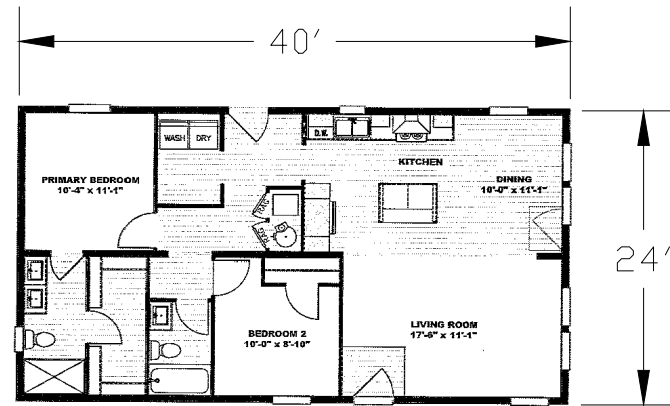
REAR



LEFT SIDE

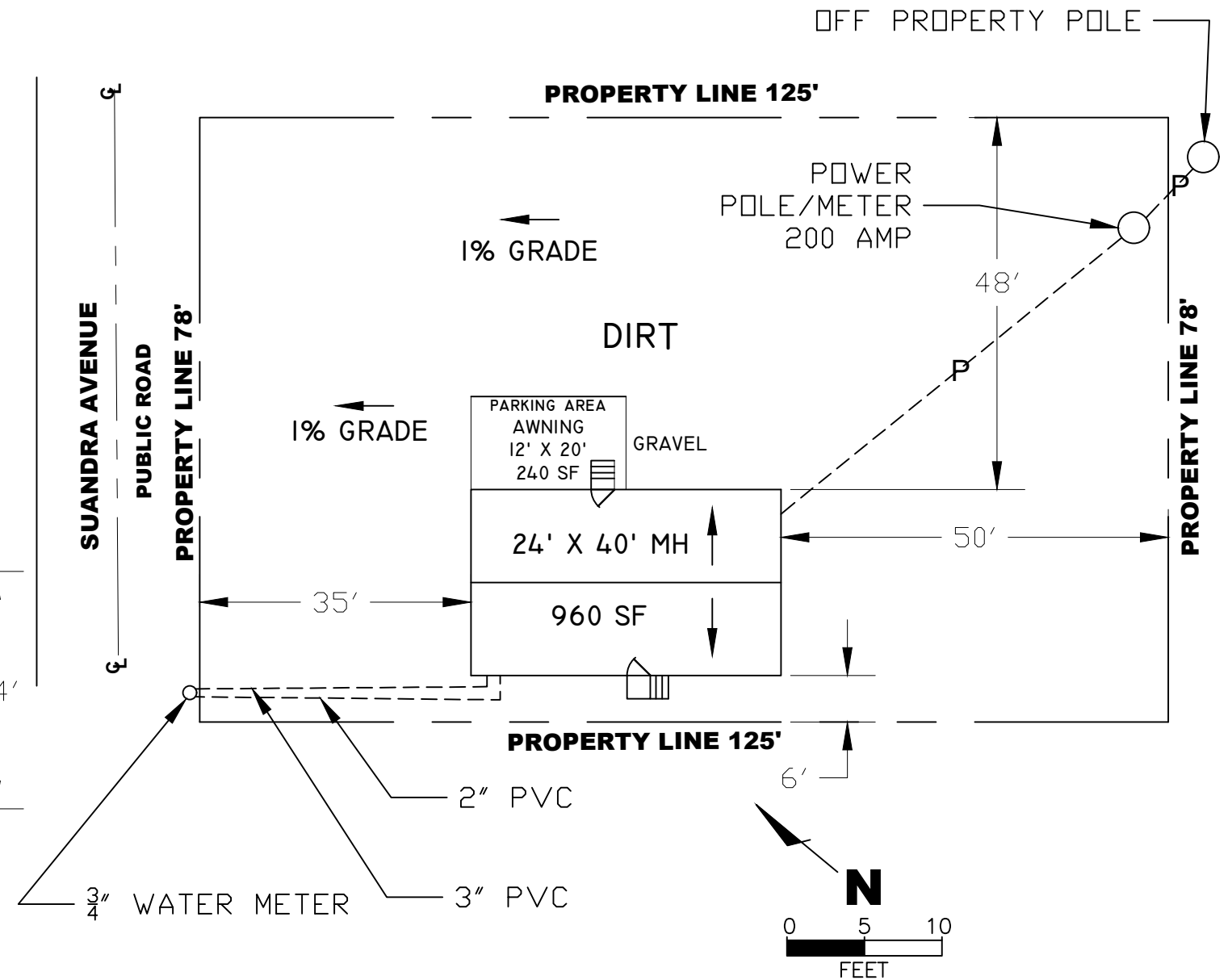


ELEVATIONS
SCALE: NONE



FLOOR PLAN
SCALE: NONE

SKIRTING



SITE PLAN
SCALE: 1" = 20'

Sav-On
Manufactured Homes
1415 E. 6TH. Street Beaumont, California 92223
(951) 845-2671 LICENSE NO. 295359

DIGALERT
Contact DigAlert.org before you dig.
CALL 811 OR
1-800-422-4133
TWO BUSINESS DAYS BEFORE YOU DIG

COUNTY OF IMPERIAL
CITY OF SALTON CITY

SITE PLAN
MURILLO RESIDENCE
1325 SUANDRA AV
SALTON CITY CA
APN: 007-812-011-000

REV	DATE	DESCRIPTION
NC	01/29/24	NEW DRAWING, NO REVISIONS
A	03/14/24	NEW SET BACK AND SQUARE FOOTAGE

DRAWING NO.
MHMUR-0001
SHEET 1 OF 1

REV.
A

DECLARATION OF RESTRICTIONS

TRACT 750

THIS DECLARATION, made this 20th day of October, 1965, by Grayco Land Escrow Ltd. a Corporation, Trustee, a California Corporation, having its principal place of business in the City of PASADENA, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract No. 750, Imperial County, California, as per plat thereof recorded in Book 10, Pages 51 of Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 750 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers 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, maintenance, 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 of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

THAT Lot 23 of Block 5 shall be reserved as a public school site and under no circumstance shall it be sold to any individual, corporation or other private party.

THAT all of the remaining lots in said tract shall be designated as R-1 Single Family Residence Lots and shall be used, occupied, and improved under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

IN THE EVENT THAT ANY OF THE PROVISIONS OF THIS DECLARATION CONFLICT WITH ANY OF THE SECTIONS OF ORDINANCE 249 COUNTY OF IMPERIAL, THE MORE RESTRICTIVE OF THE TWO SHALL GOVERN.

II. GENERAL

- A. 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 flood areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars (\$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 BISHOP MOORE, JAMES A. NICHOLSON, and DELORES LUKINA provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of GRAYCO LAND ESCROW LTD., a corporation, Trustee. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1200) 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 portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance affecting the property values of the community in which such use or uses are to be located.
- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration, variations from requirements and, in general, other forms of deviations from those restrictions imposed by this declaration, when such exceptions, 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".
- C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same.

III. RESIDENTIAL ZONES

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2 and R-3, and R-4, as defined in Imperial County Ordinance 249, unless otherwise stated in this Declaration.
- B. 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.
- C. 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.
- D. 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.
- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind on 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 by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
- G. 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.
- H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.
- I. Residences shall have complete and approved plumbing installations before occupancy.
- J. 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 used for a purpose permitted in the zone in which it is located.
- K. 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.
- STORAGE OF MATERIALS
- LIVESTOCK
- SIGNS
- TEMPORARY BUILDINGS
- TRAILER USE
- BUILDING EXTERIOR
- PLUMBING
- TEMPORARY OFFICES
- STORAGE OF TOOLS AND TRASH

ZONE R-1 REGULATIONS

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

1. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
 - a. A private garage with a capacity not to exceed three (3) automobiles.
 - b. A boat repair or storage building for the personal use of the occupant.
 - c. A children's playhouse.
 - d. Lath or greenhouses.
 - e. Tool houses.
 - f. Hobby shops not used commercially.
2. The following auxiliary uses, if they do not alter the character of the premises as single family residences:
 - a. 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.
 - b. 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.

B. BUILDING SETBACKS:

1. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet.
2. 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 on corner lots which shall maintain a minimum setback of twelve (12) feet from side street line. 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.
3. A rear yard shall be maintained of at least twenty-five (25) feet from the property line to the furthest structural projection, where there is no alley, fences, walls, and hedges when used as a boundary line separation which shall be ten (10) feet from the rear property line.

C. 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 street 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.

D. SUBDIVISION OF LOTS:

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.

E. REQUIRED LAND AREA:

A person shall not erect, construct, occupy, or use more than one (1) single family residence on any parcel of land or lot.

F. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1975, 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 covenants 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 or 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, GRAYCO LAND ESCROW LTD.,
a corporation, Trustee, has
caused its corporate name and seal to be hereunto affixed by its
officers thereunto duly authorized this 20th day of October,
1965.

GRAYCO LAND ESCROW LTD.,
a corporation, Trustee

By Robert A. Gray
President

By Phyllis Ann Thomas
Asst. Sec.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.
On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared
Robert A. Gray known
to me to be the _____ President, and
Phyllis Ann Thomas known to me to be
Ass't. Secretary of the Corporation that executed the
within Instrument, 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 Instru-
ment pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
Signature Phyllis Ann Thomas
Name (Typed, or Printed)

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3096

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	<u>X</u>	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 SCSO CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Erick Cervantes: _____ Approved: _____ Disapproved: _____ Date: _____

Israel Gonzales: _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 2230 Palm View City: Thermal

Lot# 35 Block# 03 Tract# S85A Zone: _____

APN: 07-603-002-000 Lot Size: _____

Living Area

Dimensions: Width: 12 Length: 66 Total Square Feet: 792

Patios

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

Carport or Garage

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

Room Addition Sun Room

Dimensions: Width 10 Length: 20 Total Square Feet: 200

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Jose M Barrera
Owner's Signature

JOSE MANUEL BARRERA 909-8
Owner's Name (Printed) Daytime Phone Number

Address, City, State, Zip Code

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

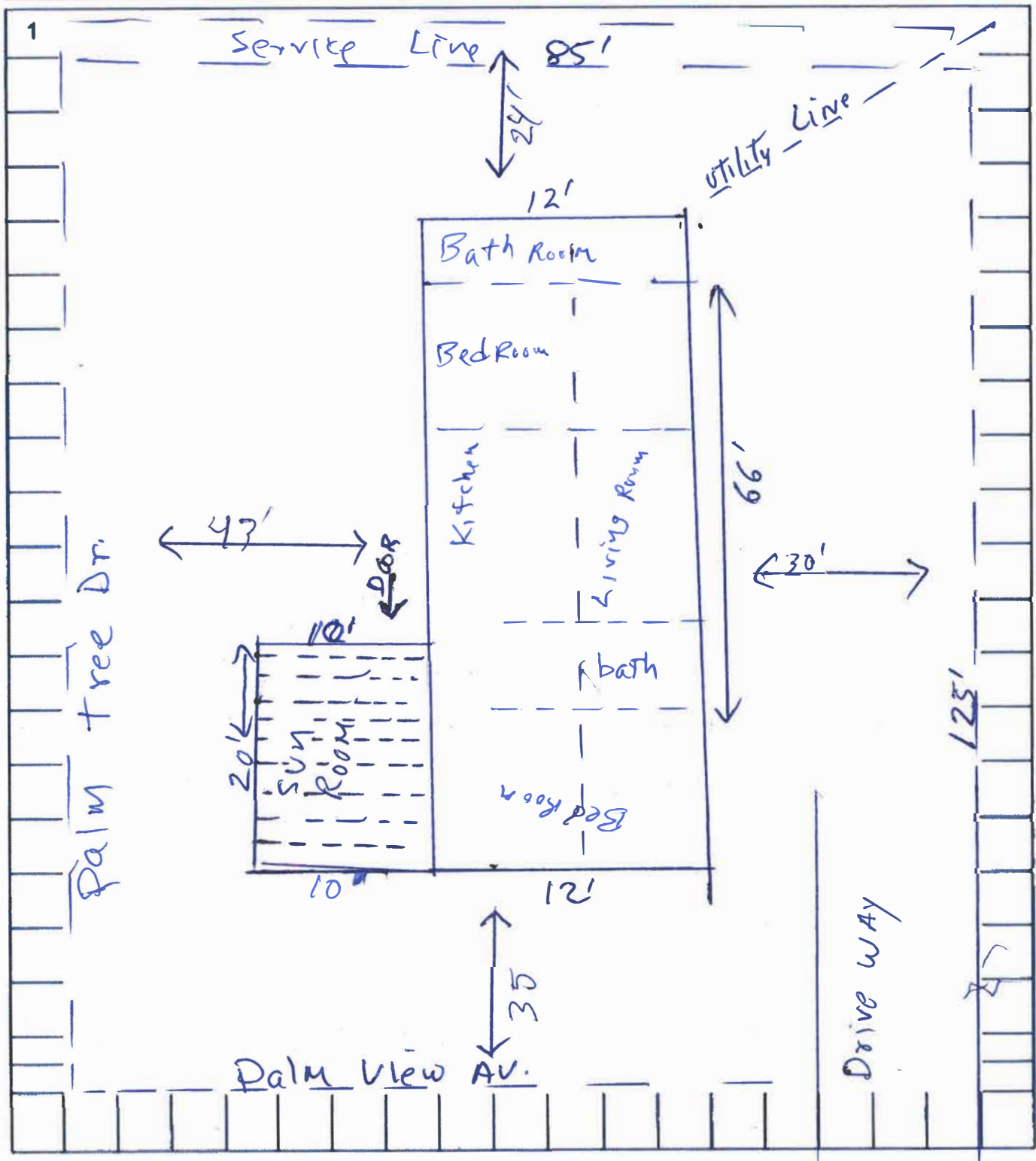
SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



NAME OF APPLICANT JOSE MANUEL BARRAZA	APPLICANT PHONE NO. 3099	SIZE OF PARCEL: 410533
PROJECT SITE ADDRESS 5 2230 PALM VIEW AV. SELTON CITY CA 92274		ASSESSORS PARCEL NO. 6 017-603-020-006

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

DECLARATION OF RESTRICTIONS

TRACT 585-A

THIS DECLARATION, made this 12th day of October, 1960, by SALTON RIVIERA, INC., 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. 585-A, Imperial County, California, as per plat thereof recorded in Book 7, Pages 69, Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 585-A above described and desires to subject the same to certain protective covenants, 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, maintenance, 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 and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That lots 1 thru 7 inclusive and lots 41 thru 66 inclusive of Block 4, and all of Block 5 shall be designated as multiple residence lots and shall be improved, used, and occupied under the conditions set forth under CLASS 1 - R-3 REGULATIONS.

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

II GENERAL

A.

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 five (\$5.00) dollars 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 WILLIAM F. SEILKOP, WALTER E. BERG, 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, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than 1200 (twelve hundred) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, et., with a minimum floor area of 800 square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, the "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

B.

It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviations from those restrictions imposed by this declaration, when such exceptions, 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".

C.

All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same.

III. RESIDENTIAL ZONES:

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.
- B. 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.
- C. 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.
- D. 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 the occupants or otherwise.
- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind 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 by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, tent, shack, garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
- G. 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.
- H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.
- I. Residences shall have complete and approved plumbing installations before occupancy.
- J. 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 used for a purpose permitted in the zone in which it is located.

- K. 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

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

1. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including: a. A private garage with a capacity not to exceed three (3) automobiles. b. A boat repair or storage building for the personal use of the occupant. c. A children's playhouse. d. A children's playhouse. d. Lath or greenhouses. e. Tool houses. f. Hobby shops not used commercially.

2. Churches, temples, or other places used exclusively for religious worship shall be permitted within this zone upon approval of location and development plans by "Committee of Architecture"

3. The following auxiliary uses, if they do not alter the character of the premises as single family residences: A. 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 not kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling. B. 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 the excess of 42" above the adjacent grade.

B. BUILDING SETBACKS:

1. 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

or structure.

2. 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 on corner lots which shall maintain a minimum setback of ten (10) feet or a maximum thirty-five (35) feet from the side street line. 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 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.

3. A rear yard shall be maintained of at least twelve (12) feet from the property line to the 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.

C. 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 street and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as not exceed maximum vehicle storage requirements as outlined above.

D. SUBDIVISION OF LOTS:

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.

E. REQUIRED LAND AREA:

A person shall not erect, construct, occupy, or use more than one (1) single family residence on any parcel of land or lot.

F. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

ZONE R-3 REGULATIONS:

A. The following regulations shall apply in Zone R-3 Multiple Dwelling Districts:

1. Class I

- a. Any Use permitted in Zone R-2
- b. Multiple dwellings or three(3) one-family dwellings of a permanent nature on each lot.
- c. Hotels and Motels in which incidental business may

be conducted for the convenience of the residents of the buildings.

d. Apartment buildings.

2. Class II

The following uses shall be classified under this zoning and shall be permitted if use, location, and development plan is approved by the "Committee of Architecture."

a. Trailer Parks

b. Colleges and Universities.

c. Private Schools

B. BUILDING SETBACKS:

1. Front yard setbacks shall conform to a minimum depth of twenty (20) feet from the front property line, excluding structural projections, eaves, overhangs, and porches of any building or structure.
2. Side yard setbacks shall conform to those required in Zone R-1, except the maximum setback from a side street shall be reduced to thirty (30) feet.
3. Rear yard setback shall conform to those as required in Zone R-1.

C. VEHICLE STORAGE:

Every dwelling, apartment house, or structure in Zone R-3 designed for or intended to be used as a dwelling or apartment house, shall have on

D. SUBDIVISION OF LOTS:

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.

E. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions under GENERAL, the "Committee of Architecture" shall in all apartment buildings designed or intended to house three (3) or more families, 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 all buildings or establishments desined for, intended for, or used as Hotels or Motels, the "Committee of Architecture" shall require that each unit, room, suite, or apartment capable of, desined, or intended to be rented, leased, or let as an individual accomodation shall contain two hundred fifty (250) square feet of living area including bathrooms and/or kitchens where included in the individual accommodation as outlined above. In such instances, where a common or shared bath or kitchen is present, only 50% of the area of such shared facilities can be contributed to the required floor area of two hundred fifty (250) square feet. In such instances where a public bathroom or toilet room or kitchen is present as the only such

facilities available, the minimum required livable floor area of each individual accomodation shall contain two hundred (200) square feet.

F. BUILDING HEIGHT LIMITATIONS:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these Restrictions.

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 vot 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 covenants 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 FUTHER, 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 alwful for any other person or persons owning any other lots in said property to prosectue 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 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 WHERE SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 12th day of October, 19 60.

(Owner) SALTON RIVIERA, INC.
by M. Penn Phillips, President
by K. Kelly, Asst. Secretary

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3106

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 ∞ Check# 0681
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 SCSO 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: 2570 Santa Fe City: Thermal

Lot# 48 Block# 07 Tract# 548 Zone: R1
APN: 009-243-013-000 Lot Size: 10,000 sqft

Living Area

Dimensions: Width: 15.7 1/2 Length: 56'0" Total Square Feet: 875

Patios

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

Carport or Garage

Dimensions: Width 350 sqft Length: _____ Total Square Feet: _____

Room Addition

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

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: 2023-2024 Expected Date of Delivery: 3-12 months

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

[Signature] _____ leonel Camacho 760 609-7990
Owner's Signature Owner's Name (Printed) Daytime Phone Number

81955 Hoover Ave Apt #106 India Ca 92201
Address, City, State, Zip Code

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

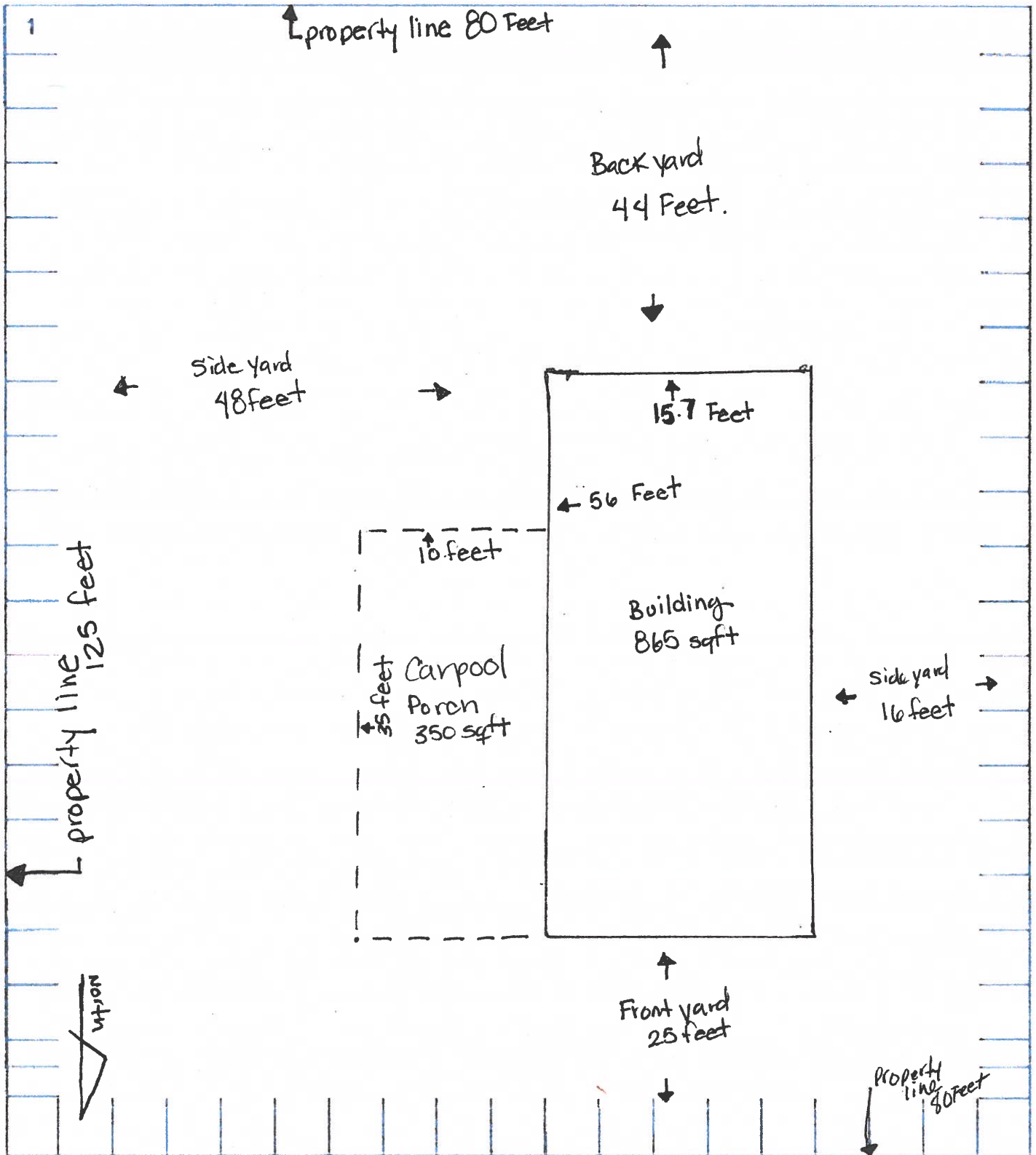
SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



1 NAME OF APPLICANT	2 APPLICANT PHONE NO	3 SIZE OF PARCEL
4 leonel Camacho	5 760-609-7990	6 10,000 sqft
7 PROJECT SITE ADDRESS		8 ASSESSOR'S PARCEL NO
9 2570 Santa Fe Ave, Thermal, CA, 92274		10 009-243-013-000

DECLARATION OF RESTRICTIONS

TRACT 548

THIS DECLARATION, made this 27th day of July, 1959 by SALTON RIVIERIA, INC. 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. 548, Imperial County, California, as per plat thereof recorded in Book, 6 Pages 60, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 548, above described, and desires to subject the same to certain protective covenants, 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:

That all of the lots in said tract shall be designed as R-1, with the exception of lots 30 through 34 inclusive in Block 5, and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.

That lots 30 through 34, inclusive of Block 5 shall be improved, used and occupied under the conditions hereinafter set forth under CLASS I - ZONE R-3 REGULATIONS.

II. GENERAL

- A. 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 RIVIERIA, INC. It shall be the purpose of this committee to provide for the maintenance of 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

COMMITTEE
OF
ARCHITECTURE

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 portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

- B. 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 and deviations do, in no way, detract from the appearance of the premises, not in any way be detrimental to the public welfare or the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

- ~~C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying the same.~~

SEWAGE
DISPOSAL

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 water wastewater collection system becomes available at which time connection will be mandatory.

III. RESIDENTIAL ZONES:

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.
- B. 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.
- C. 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
- D. 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.
- E. 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 by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, tent, shack, garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
- G. 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

STORAGE
OF
MATERIALS

LIVESTOCK

SIGNS

TEMPORARY
BUILDINGS

TRAILER
USE

architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

BUILDING
EXTERIOR

H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.

PLUMBING

I. Residences shall have complete and approved plumbing installations before occupancy.

TEMPORARY
OFFICES

J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in 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 permitted in the zone in which it is located.

STORAGE
OF
TOOLS
AND
TRASH

K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bag, 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

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

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

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

R-1
ZONE
USES

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

1. One detached guest house on the same premises an 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.
2. Fences, walls or hedges may be erected, started or maintained to 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.

AUXILIARY
USES

FENCES

2. BUILDING SETBACKS:

FRONT
SETBACK

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

SIDE
YARD
SETBACK

B. 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 or 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 OT 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 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

- C. Rear yard set back. A rear yard shall be maintained of at least twelve (12) feet from the property line to the 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.

VEHICLE
STORAGE

3. 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 street 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.

LOT
SPLIT

4. SUBDIVISION OF LOTS:

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.

REQUIRED
LAND
AREA

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or sue 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.

6. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

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 (1) 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 or 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 or two one-family residence or 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 two-family residence or five thousand (5,000) square feet of area for each single family residence.

6. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions I-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.

ZONE R-3 REGULATIONS

I. The following regulations shall apply in Zone R-3 Multiple Dwelling Districts:

A. CLASS I

1. Any use permitted in R-2.
2. Multiple dwellings or 3 one-family dwellings of a permanent nature on each lot.
3. Hotels and motels in which incidental business may be conducted for the convenience of the residents of the buildings.
4. Apartment buildings

B. CLASS II

The following uses shall be classified under this zoning and shall be permitted if use, location and development plan is approved by the "Committee of Architecture."

1. Trailer Parks
2. Colleges and Universities
3. Private Schools

II. BUILDING SETBACKS:

- A. Front yard setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the furthest structural projection, including eaves, overhangs and porches of any building or structure.
- B. Side yard setbacks shall conform to those required in Zone R-1, except the maximum setback from a side street shall be reduced to thirty (30) feet 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.
- C. Rear yard setback. Rear yard setback shall conform to those as required in Zone R-1.

III. VEHICLE STORAGE:

Every dwelling, apartment house or structure in Zone R-3, designed for or intended to be used as a dwelling or apartment house, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street, and not located at any place where the erection of structures is prohibited, of sufficient capacity to accommodate one (1) automobile for each family for the permanent housing of which such dwelling, apartment house or other structure is designed.

IV. SUBDIVISION OF LOTS:

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.

VI. BUILDING HEIGHT LIMITATIONS:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these Restrictions.

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 effected thereby. It is hereby declared that these restrictions, conditions, and covenants, 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 or 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 RIVIERA, INC., has caused its corporate name and seal to be here unto affixed by its officers thereunto duly authorized this 19th day of August, 1958.

(Owner) SALTON RIVIERA, INC.

By M. Penn Phillips
President

By K. Kelly
Asst. Secretary

Distrito De Servicios Comunitarios De Salton
Formulario De Aprobacion del Comité de Arquitectura Del Edificio
 Plan# 3109

Establecido por el Capítulo 59 de los Codigos y Leyes de 1985: Del Estado de CA Los Planos deben ajustarse a los convenios, condiciones y restricciones de la extension.

Aprobado: _____ Rechazado: _____ Fecha: 3-26-24 Fecha De Vencimiento: _____

TARIFAS DE REVISION DEL COMITE DE ARQUITECTURA:

Adiciones al Edificio Existente:	\$50.00	No. de Cheque:	_____
Nuevas Construcciones:	\$50.00	No. de Cheque:	8
Tarifa por capacidad de alcantarillado:	\$1,000.00	No. de Cheque:	_____
Tarifa de conexion de alcantarillado:	\$2,700.00	No. de Cheque:	_____

(tarifa de capacidad/tarifa de conexion pagara en el momento de la conexion de alcantarillado. Tarifa de aprobacion del plan y tarifa del desarrollador adeudadas en el momento de la presentacion del plan)
 ESTA APROBACION CUMPLE CON TODOS LOS CC&R DE SC&R DE SCSD, PERO PUEDE NO CUMPLIR CON LAS ORDENANZAS TERRESTRE DEL TITULO 9 DEL CONDADO DE IMPERIAL.

REVISION DEL PLAN ARQUITECTONICO:

Israel Gonzales:	Aprobado: _____	Rechazado: _____	Fecha: _____
Erick Cervantes:	Aprobado: _____	Rechazado: _____	Fecha: _____
Lizabeth Flowers:	Aprobado: _____	Rechazado: _____	Fecha: _____
Cody Magee:	Aprobado: _____	Rechazado: _____	Fecha: _____
Barbara Quiroz:	Aprobado: _____	Rechazado: _____	Fecha: _____

Direccion: 2148 South Marina Dr Ciudad: Thermal CA
 Lote: DT APN: 015-125-001 Tracto: 525 Zona: R-1

Sala de estar: Dimensiones: Ancho: 20.8 Largo: 56.0 Cuadrados Totales: _____

Patios: Dimensiones: Ancho: 12' Largo: 56' Cuadrados Totales: _____

Cochera o Garaje: Dimensiones: Ancho: _____ Largo: _____ Cuadrados Totales: _____

Adiciones de Habitacion: Dimensiones: Ancho: _____ Largo: _____ Cuadrados Totales: _____

Casas Moviles/Prefabricadas/Modulares Unicamente: Dimensiones: Ancho: _____ Largo: _____ Cuadrados Totales: _____

Fecha de fabricacion: _____ Fecha prevista de entrega: _____
 Yo, el abajo firmante, certifico que toda la informacion es una descripcion verdadera y precisa de mis planes e intenciones.

Firma del Dueno:

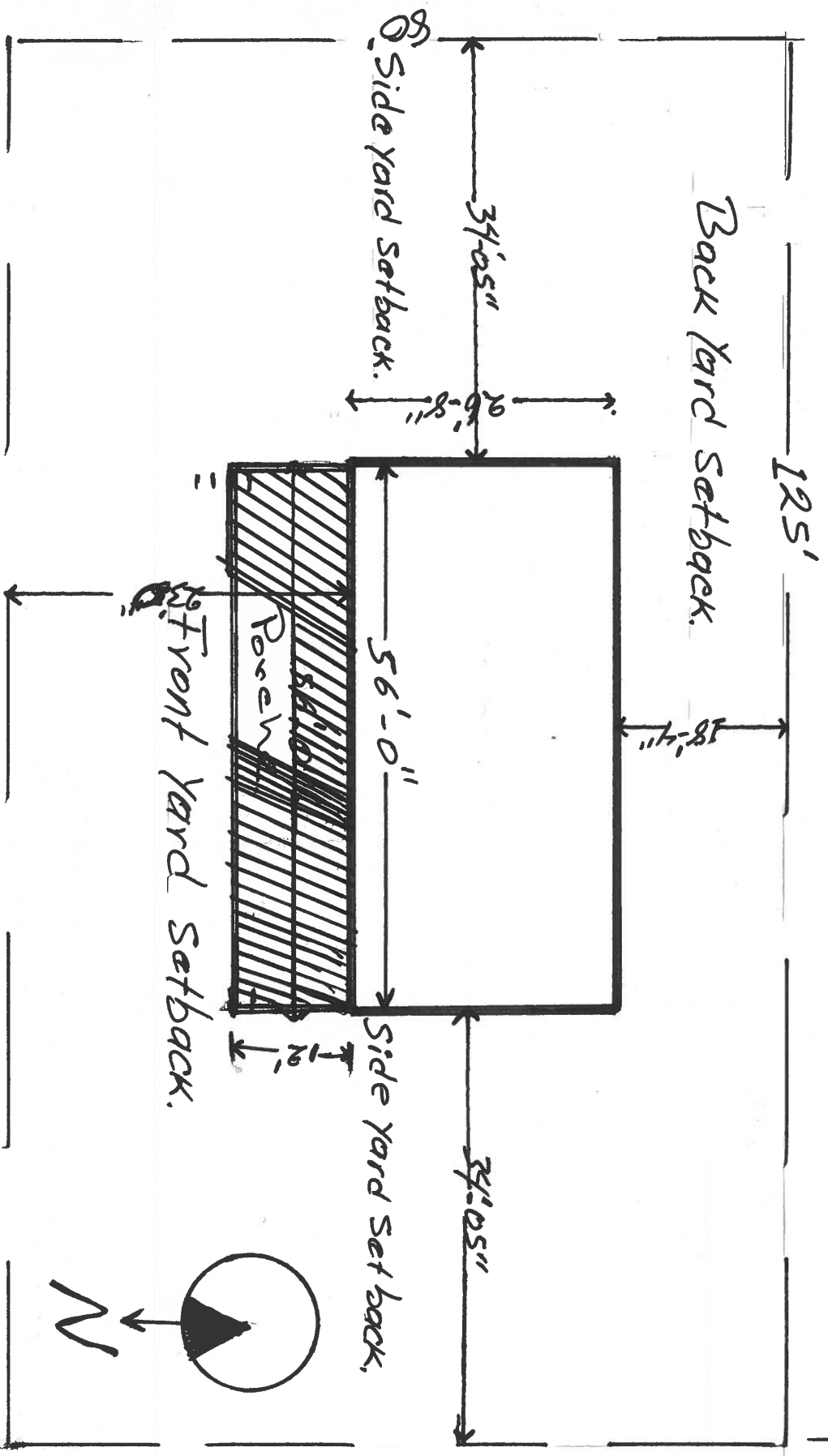
Nombre del Propietario: Carmelo Camb

Telefono: 760 553 5220

Domicilio, Ciudad, Estado, YCodigo Postal

Se debe obtener un permiso dentro de los 2 anos (24 meses) a partir de la fecha de aprobacion s, no se obtiene el permiso, se le pedira a presentar para su aprobacion.

4110 - D. WARRING DR.
THERMAL CA. 92274
APN# 015-125-001



Potrero St.

Scale 1/16" = 1'

South Marina Dr.

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 covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers 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:

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.

COMMITTEE
OF
ARCHITECTURE

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 responsibility 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 by 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 of 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 covenants, and covenants 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 or 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

~~THIRD AMENDED~~
FINAL
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:

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