

**SALTON COMMUNITY SERVICES DISTRICT**  
**Architectural Committee Agenda**  
**1209 Van Buren Ave. Salton City, CA 92275**  
[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)  
**December 14, 2023**  
**Open Session 9:30 a.m.**

**COMMITTEE MEMBERS:**

Israel Gonzales, Chairperson  
John Connelly, Committee Member  
Erick Cervantes, Committee Member  
Lizabeth Flowers, Committee Member  
Cody McGee, 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. Approval of Architectural Meeting Minutes for November 9, 2023**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

- I. **Plan# 3090** Robert H. Rood 1440 Glenn Qt. Thermal CA, 9224 APN#007-831-011.

- II. **Plan# 3091** Rafael H. Felix Jr. 1397 Washington Ave. Thermal CA, 92274 APN# 14-151-005-000
- III. **Plan# 3092** Abraham Regalado 2764 Cerrito Ave Thermal CA, 92201 APN# 008-674-007-00.

**8. ADJOURNMENT:**

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**Sonia Thania Garcia, Board Secretary**

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

**SALTON COMMUNITY SERVICES DISTRICT**

**Architectural Committee **Minutes****

**1209 Van Buren Ave. Salton City, CA 92275**

[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)

**November 9, 2023**

**Open Session 9:30 a.m.**

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Israel Gonzales, Chairperson  
John Connelly, Committee Member  
Erick Cervantes, Committee Member  
Lizabeth Flowers, Committee Member  
Cody McGee, Committee Member

**STAFF:**

Thania Garcia, Board Secretary

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**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 August 10, 2023**

**John Connolly motion to approve the minutes of August 10, 2023. Cody Magee seconded the motion.**

**Roll Call:**

**Israel Gonzales Yes**

**Erick Cervantes Absent**

**John Connelly Yes**

**Lizabeth Flowers Absent**

**Cody Magee Yes**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

- I. **Plan# 3089** Chris Ryan 1056 Sea Urchin Ave. Thermal, Ca 92274 APN# 010-232-001-000.

**Israel Gonzales motion to approve Plan# 3089 Chris Ryan 1056 Sea Urchin Ave. Thermal, Ca 92274 APN# 010-232-001- 000. John Connelly second the motion.**

**Roll Call:**

**Israel Gonzales Yes**

**Erick Cervantes Absent**

**John Connelly Yes**

**Lizabeth Flowers Absent**

**Cody Magee Yes**

**8. ADJOURNMENT:**

**Meeting Adjourned 9:53am**

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**Sonia Thania Garcia, Board Secretary**

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**Israel Gonzales, Chairperson**

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

**Salton Community Services District**

**Architectural Committee Building Approval Form**

Plan# \_\_\_\_\_

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# \_\_\_\_\_  
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: \_\_\_\_\_

Kenneth Perry \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Lizabeth Flowers \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Lot# \_\_\_\_\_ Block# \_\_\_\_\_ Tract# \_\_\_\_\_ Zone: \_\_\_\_\_

APN: 007-831-011-000 Lot Size: \_\_\_\_\_

**Living Area**

Dimensions: Width: 24 Length: 56 Total Square Feet: 1,344

**Patios**

Dimensions: Width: 0 Length: 0 Total Square Feet: \_\_\_\_\_

**Carport or Garage**

Dimensions: Width: 0 Length: 0 Total Square Feet: \_\_\_\_\_

**Room Addition**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Mobile/Manufactured/Modular Homes Only**

Date of Manufacture: 1978 Expected Date of Delivery: 12-11-2023

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

Robert H Rood

Owner's Signature

Robert H Rood

Owner's Name (Printed)

760-578-4309

Daytime Phone Number

1404 Glenn at Thermal CA 92274

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

Provided by:

**PARCELQUEST**

**TRACT 753**

SUB. POR OF SEC 13 T.10S. R.9E.  
& SEC 18 T.10S.R.10E.  
FM 10-65

Tax Area Code  
**82-003**

**7-83**



**STATE HWY 86**

**SERVICE RD**

**LOT C  
DRAINAGE EASEMENT**

**ANZA WASH  
LOT B**

**ANZA WASH  
LOT A**

**GEMINI AVE**

**COOPER AVE**

**BELVEDERE AVE**

**GRISOM AVE**

**POR LOT D  
DRAINAGE EASEMENT**

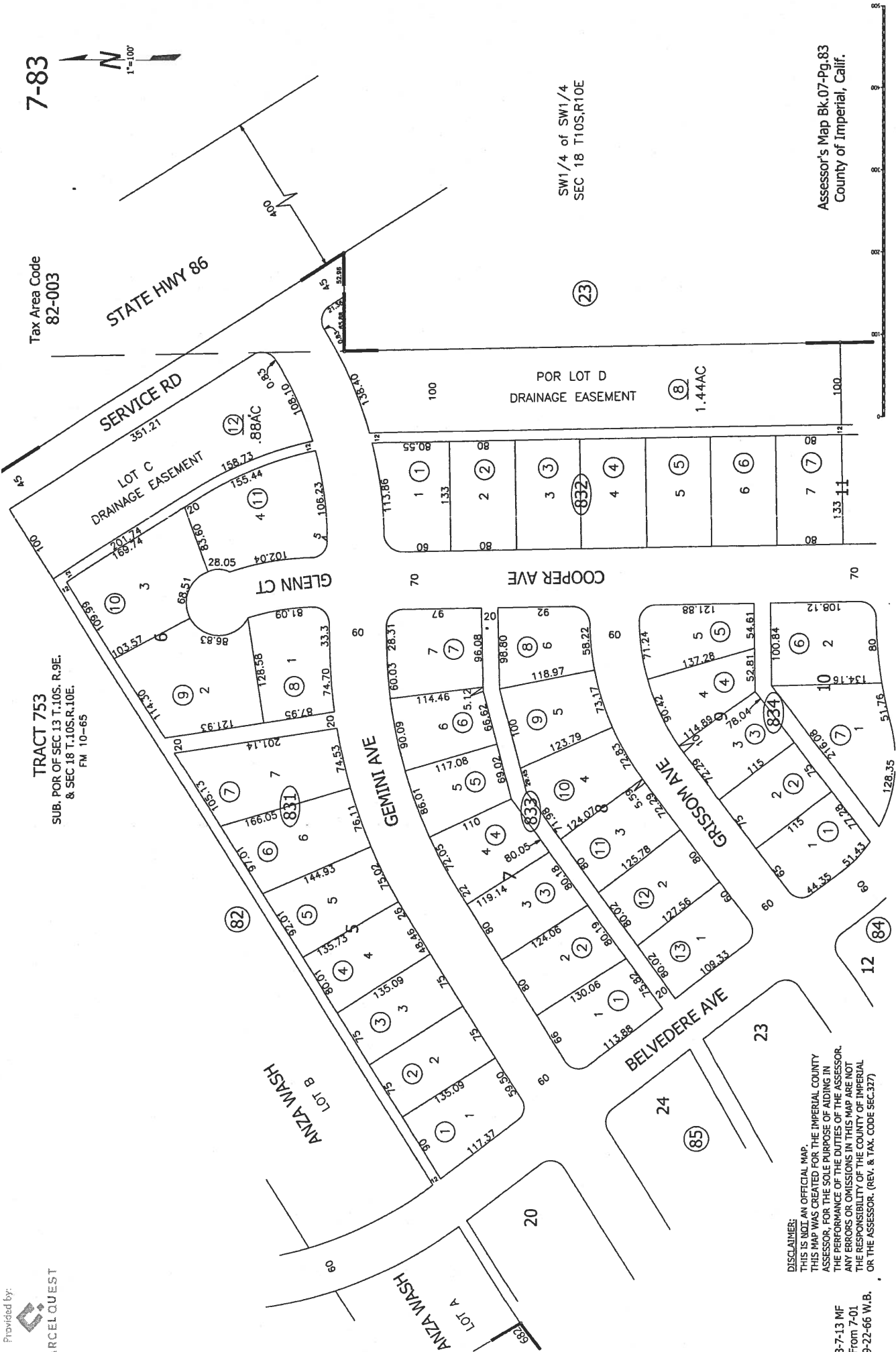
**1.44AC**

**SW1/4 of SW1/4  
SEC 18 T10S.R10E**

**DISCLAIMER:**  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

3-7-13 MF  
From 7-01  
9-22-66 W.B.

Assessor's Map Bk.07-Pg.83  
County of Imperial, Calif.

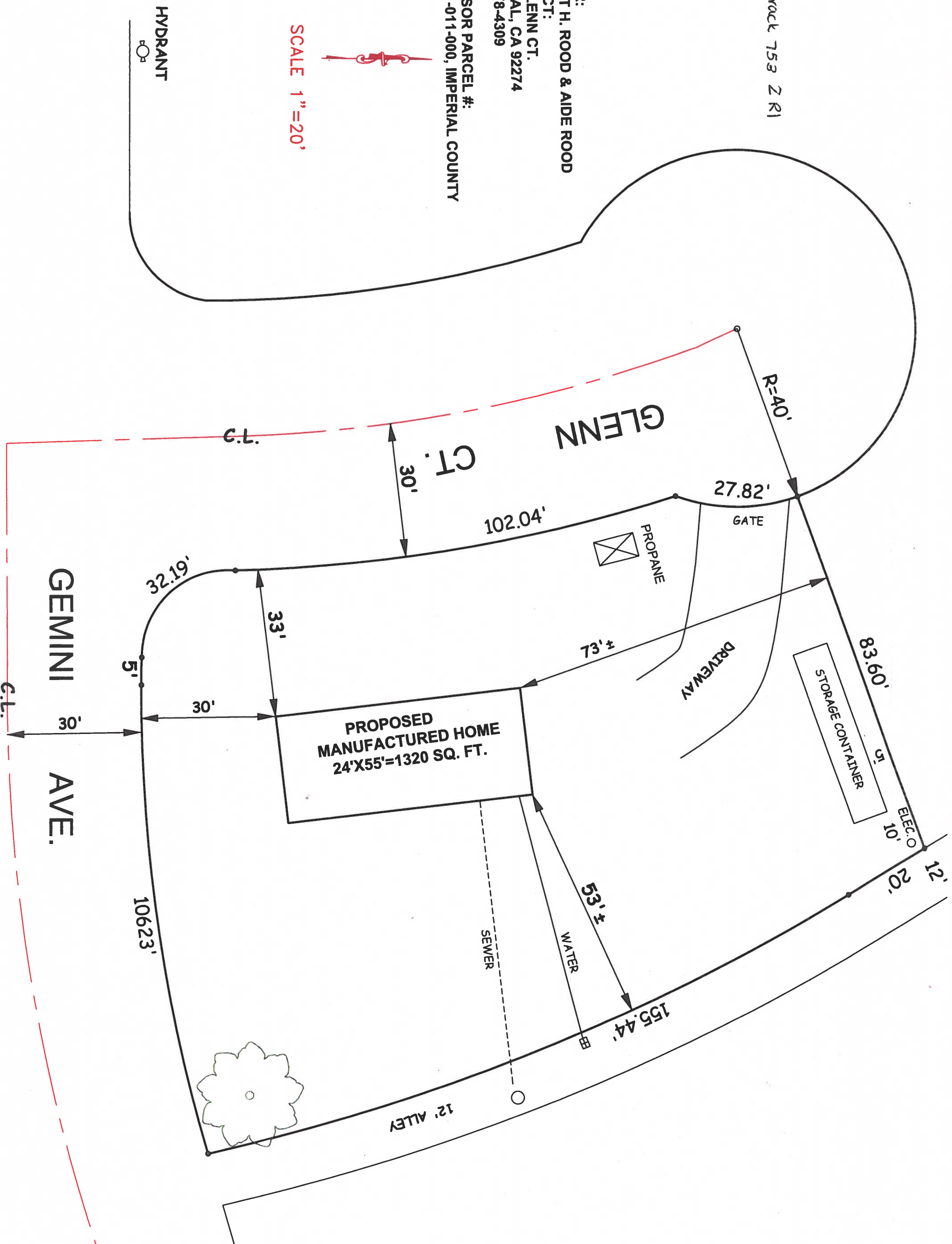


Lot 4, Block 6, Tract 753 Z R1

OWNER:  
ROBERT H. ROOD & AIDE ROOD  
PROJECT:  
1404 GLENN CT.  
THERMAL, CA 92274  
(760) 578-4309  
ASSESSOR PARCEL #:  
007-831-011-000, IMPERIAL COUNTY



SCALE 1"=20'



DECLARATION OF RESTRICTIONS

TRACT 753

THIS DECLARATION, made this 22nd, day of December, 1965, 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. 753, Imperial County, California, as per plat thereof recorded in Book 10, Pages 65 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. 753 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 all of the 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 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 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 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 or structures 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 the main building 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, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 22nd day of December, 1965.

SALTON RIVIERA, INC.

(Owner)

By s/Marcus R. Hickerson  
Marcus R. Hickerson, Exec. V-Pres.

By s/Irene M. Weir  
Irene M. Weir, Assistant Secy.

**Salton Community Services District**

**Architectural Committee Building Approval Form**

Plan# 3085

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 <input checked="" type="checkbox"/>	Check#	<u>Cash</u>
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: 1367 Washington Ave City: Thermal

Lot# 14 Block# 10 Tract# 573 Zone: \_\_\_\_\_

APN: 014-151-005-000 Lot Size: 9600

**Living Area**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Patios**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Carport or Garage**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_


**Room Addition**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: 1440

**Mobile/Manufactured/Modular Homes Only**

Date of Manufacture: 1975 Expected Date of Delivery: \_\_\_\_\_

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

	<u>Rafael H. Felix Jr</u>	<u>480-239-4216</u>
Owner's Signature	Owner's Name (Printed)	Daytime Phone Number

Address, City, State, Zip Code

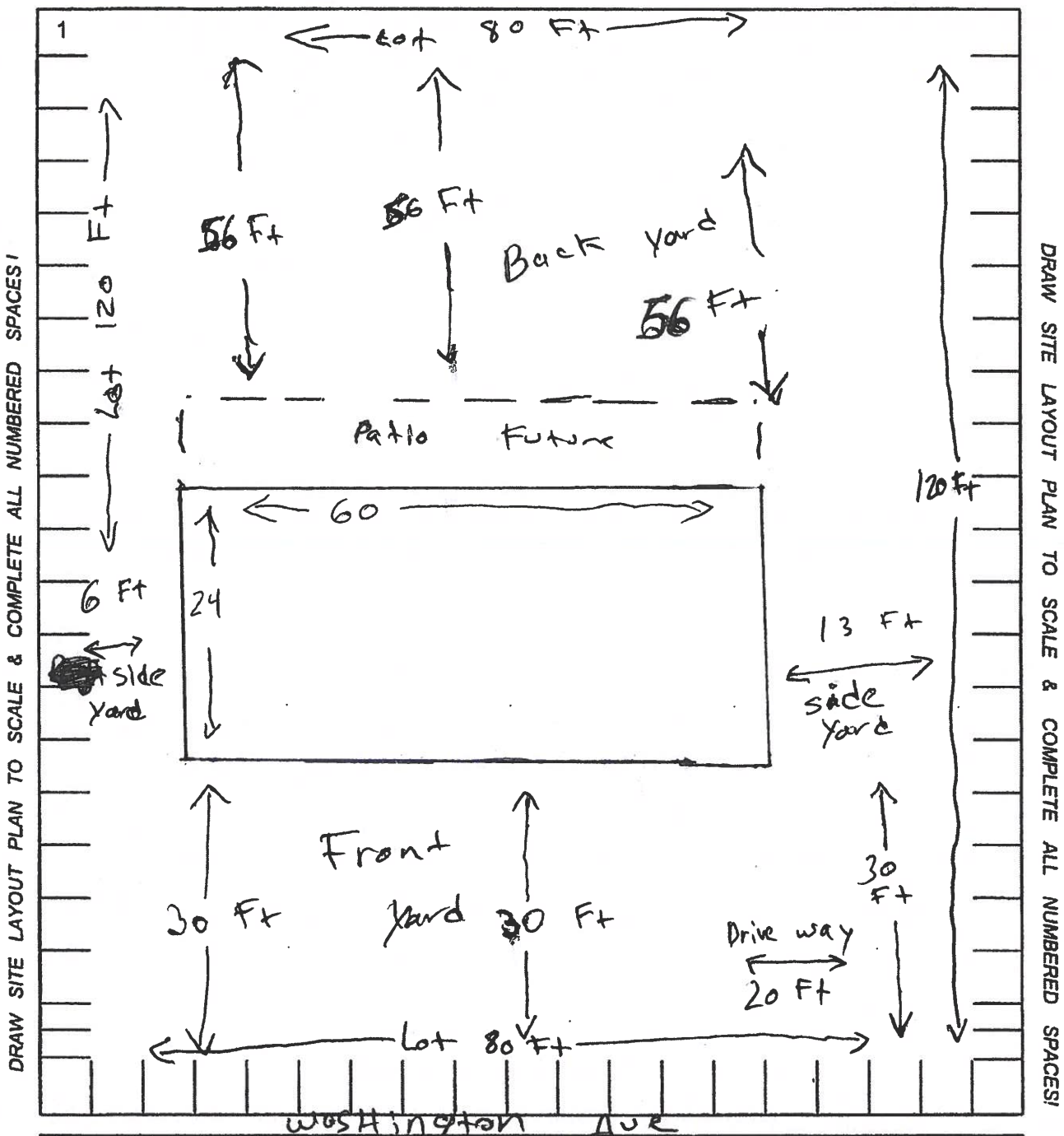
A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval



# SITE PLAN

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

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



2	NAME OF APPLICANT Rafael Felix JR	3	APPLICANT PHONE NO 602 446 1177	4	SIZE OF PARCEL 9600
5	PROJECT SITE ADDRESS 1367 Washington Ave.	6	ASSESSOR'S PARCEL NO 014-151-005-000		

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



## DECLARATION OF RESTRICTIONS

### TRACT 573

THIS DECLARATION, made this 8<sup>th</sup> day of October, 1958 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. 573, Imperial County, California, as per plat thereof recorded in Book, 5 Pages 1, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 573, 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:

That all of Block 24, Block 25, Block 26, and Block 27 shall be designated as commercial and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE C-1 REGULATIONS EXCEPTING THEREFROM:

All that portion of all the lots within Block 24, Block 25, Block 26, and Block 27 lying from the rear set back line to the rear lot line AS SHOWN ON THE RECORDED MAP.  
AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, DRIVEWAYS, WALKWAYS, AND PARKING, TO BE USED IN COMMON WITH OTHERS.

That all of Block 21, Block 22, and block 23 shall be designated as MOTEL SITES and shall be improved, used, and occupied for motel development under the conditions hereinafter set forth under CLASS I (3) ZONE REGULATIONS.

That all of Block 18, Block 19, lots 7 through 14 inclusive of Block 17, lots 1 through 9 inclusive of Block 16, lots 1 through 9 inclusive of Block 15, lots 13 through 28 inclusive of Block 7, and lots 1 through 8 inclusive of Block 5 shall be designated as multiple residence lots and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE R-2 REGULATIONS.

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



COMMITTEE  
OF  
ARCHITECTURE

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 Lorne B. Pratt, Bishop Moore, August Damon, and J. A. Nicholson, 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 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 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, per specifications attached hereto and made a part hereof. In the event a lot is used for multiple residence purposes and additional pits are found necessary to that in the rear. 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 water wastewater collection system becomes available at which time connection will be mandatory.

SEWAGE  
DISPOSAL

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.
STORAGE OF MATERIALS	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
LIVESTOCK	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.
SIGNS	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.
TEMPORARY BUILDINGS	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.
TRAILER USE	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.
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 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.

## ZONE R-3 REGULATIONS

### 1. 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 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.

### V. 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 designed for, intended for, or used as Hotel or Motels, the "Committee of Architecture" shall require that each unit, room suite or apartment capable of designed or intended bathrooms and/or kitchens where included in the individual accommodation as outlined above. In such instances where a common or



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 under GENERAL 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.

7. BUILDING HEIGHT LIMITATION:

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

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

VI. BUILDING HEIGHT LIMITATIONS:

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

ZONE C-1 REGULATIONS

The conditions for which the uses described and permitted in Zone C-1 are as follows:

1. That all goods, other than nursery stock, offered for sale shall be displayed within a building enclosed by a roof and all sides by walls.
2. That no commercial structure shall exceed a height of two stories, including the basement but excluding the cellar and advertising signs, which are part of the structure.
3. No enterprise is permitted, which produces or causes any dust, gas smoke, noise, fumes, odors, or vibrations, which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
4. PROPERTY IN ZONE C-1 MAY BE USED FOR:
  - A. Any use permitted in Zone R-3.
  - B. Retail stores, shops or businesses, including, but not limited to those listed in the following:
    1. Antiques
    2. New automobiles
    3. Automobile courts
    4. Automobile parts
    5. Bakeries, retail
    6. Banks
    7. Bars (no dancing)
    8. Barber shop
    9. Cafes or Restaurants (no dancing or entertainment)
    10. Clothing shops
    11. Clubs
    12. Cocktail lounge (no dancing)
    13. Comfort stations
    14. Drug stores
    15. Dyeing, retail dyeing and cleaning agency and pressing only.
    16. Employment agency
    17. Escort Bureaus
    18. Fine arts galleries
    19. Floors - the caring or retail sale of or both of floors.
    20. Food market
    21. Furniture store, new only, retail
    22. Furrier shop



23. Gasoline filling stations, providing that no garage or mechanical repair or tire re-building or automobile washing areas of more than five hundred (500) square feet is used.
24. Greenhouses
25. Hardware store

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 8<sup>th</sup> day of October, 1958.

(Owner) SALTON RIVIERA, INC.

By \_\_\_\_\_  
President

By \_\_\_\_\_  
Secretary

8069

**Distrito De Servicios Comunitarios De Salton**

Formulario De Aprobación del Comité de Arquitectura Del Edificio

Plan# \_\_\_\_\_

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

Aprobado: \_\_\_\_\_ Rechazado: \_\_\_\_\_ Fecha: \_\_\_\_\_ Fecha De Vencimiento: \_\_\_\_\_

**TARIFAS DE REVISIÓN DEL COMITÉ DE ARQUITECTURA:**

Adiciones Al Edificio Existente:	\$50.00	_____	No. De Cheque:	_____
Nuevas Construcciones:	\$50.00	<u>X</u>	No. De Cheque:	_____
Tarifa por capacidad de alcantarillado:	\$1,000.00	_____	No. De Cheque:	_____
Tarifa de conexión de alcantarillado:	\$2,700.00	_____	No. De Cheque:	(DEPÓSITO)

(tarifa de capacidad/tarifa de conexión pagadera en el momento de la conexión de alcantarillado. Tarifa de aprobación del plan y tarifa del desarrollador adeudadas en el momento de la presentación del plan)

**ESTA APROBACIÓN CUMPLE CON TODOS LOS CC&R DE SCSD, PERO PUEDE NO CUMPLIR CON LAS ORDENANZAS TERRESTRE DEL TÍTULO 9 DEL CONTADO IMPERIAL.**

**REVISIÓN DEL PLAN ARQUITECTÓNICO:**

Erick Cervantes: \_\_\_\_\_ Aprobado: \_\_\_\_\_ Rechazado: \_\_\_\_\_ Fecha: \_\_\_\_\_

Israel Gonzales: Aprobado Rechazado: Fecha:

John Connelly: Aprobado Rechazado: Fecha:

Kenneth Perry: Aprobado: Rechazado: Fecha:

Lizabeth Flores: Aprobado: Rechazado: Fecha:

Dirección Calle y ciudad: 2764 Cerrito Ave Thermal CA

Lote: Manzana: Trato# Zona: Lot 07 Block 11 Tract 767

Sala de estar 60' x 24'

Dimensiones: Ancho: Largo: Pies cuadrados totales:

Patios

Dimensiones: Ancho: Largo: Pies cuadrados totales:

Cochera o garaje

Dimensiones: Ancho: Largo: Pies cuadrados totales:

Adiciones de habitaciones

Dimensiones: Ancho: Largo: Pies cuadrados totales:

**Casas Móviles/Prefabricadas/Modulares Únicamente**

Fecha de fabricación: 00-00-1980 Fecha prevista de entrega: \_\_\_\_\_

Yo, el abajo firmante, certifico que toda la información es una descripción verdadera y precisa de mis planes e intenciones.

Octavio Regalado  
Firma Del Dueño

Abraham O. Regalado (760) 501-9425  
Nombre Del Propietario Telefono  
(Impreso/letra Molde)

1279 black sea ave Salton City Ca. 92274  
Domicilio, Ciudad, Estado, Y Código Postal

Se debe obtener un permiso dentro de los 2 años (24 meses) a partir de la fecha de aprobación. Si no se obtiene el permiso, se le pedirá que lo vuelva a presentar para su aprobación.

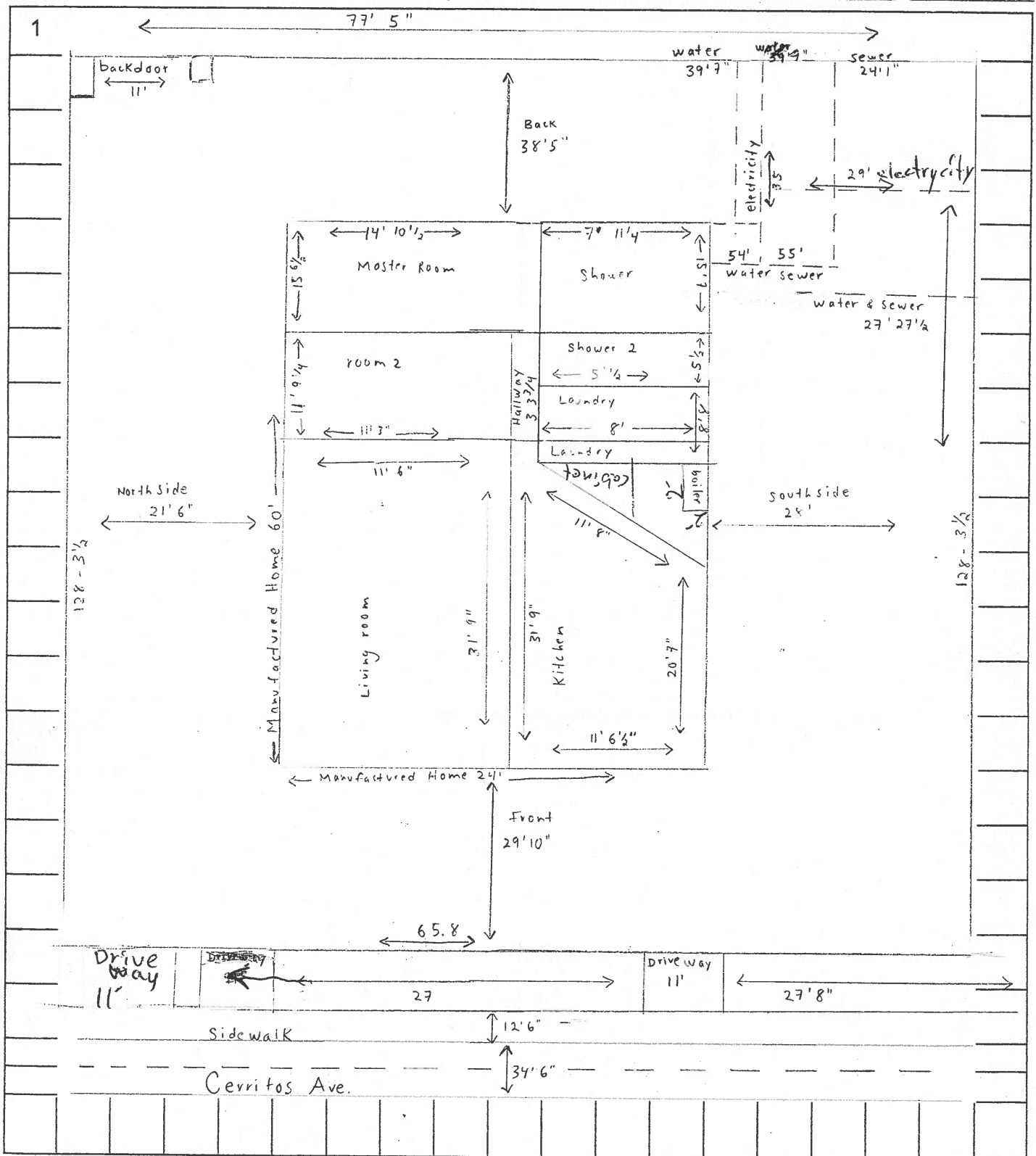
# SITE PLAN

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

Callejon 25'

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

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



2 NAME OF APPLICANT		3 APPLICANT PHONE NO		4 SIZE OF PARCEL	
5 PROJECT SITE ADDRESS				6 ASSESSORS PARCEL NO	

RECORDING REQUESTED BY  
Title Insurance and Trust Company

61  
JOHN W. LINNEMANSON

DECLARATION OF RESTRICTIONS  
TRACT NO. 766, COUNTY OF IMPERIAL

THIS DECLARATION, made this 25th day of October, 1966, by  
GRAYCO LAND ESCROW, LTD., a Corporation Trustee, 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. 766, Imperial County, California, as per plat thereof recorded in Book 11, Pages 1 to 1, Final Maps, Records of said County, and

WHEREAS, the Declarant is about to sell, dispose of, or convey the lots in said Tract No. 766, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the neighbors 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:

I. GENERAL.

That all lots shall be designated as single family residence lots and shall be improved, used, and occupied under the conditions 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 No. 249, County of Imperial, the more restrictive of the two shall govern.

(3)



In the event that any of the provisions of this Declaration conflict with any of the Sections of Ordinance No. 249, County of Imperial, the more restrictive of the two shall govern.

## II. COMMITTEE OF ARCHITECTURE

- 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 dollars (\$5.00) have first been delivered to and approved in writing by any two (2) members of a "Committee of Architecture", which shall initially be composed of Joe D. Brown, Daniel Weber, and Robert Calhoun, 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. 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 square feet (1,200) 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 effecting the property values of the community in which such use or uses are to be located. All structures shall conform to the requirements of the Uniform Building Code, Uniform Plumbing Code, and the National Electric Code, current editions.

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AUXILIARY  
USES

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 the "Committee of Architecture", and also upon the granting of a conditional use permit by the County Planning Commission.

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 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 set-back area of a lot in excess of 42" above the adjacent grade.

## FENCES

## B. BUILDING SETBACKS:

FRONT YARD  
SETBACK

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

SIDE YARD  
SETBACK

2. A side yard shall be maintained of at least five feet (5') in depth from all side property lines to the building line of any structure, with a minimum clearance of thirty inches (30") from eaves or other projections to the side property line, EXCEPT on corner lots which shall maintain a minimum setback of twelve feet (12') or a maximum thirty-five feet (35') 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 of twelve inches (12") clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty feet (20') to the rear of the front wall of the residence nearest the street if attached, or forty feet (40') to the rear of the residence nearest the street, if detached.

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TRAILER  
USE

- 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 (90) 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. Such plumbing shall conform to the requirements of the Uniform Plumbing Code, current edition.

TEMPORARY  
OFFICES

- J. A temporary Real Estate Tract Office, for the purpose of conducting the sale of property in the subdivision, upon which such office is located, for a period not to exceed one (1) 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 one (1) year period, be either removed or used for a 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 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 rear alley line on regular collection days for a period not to exceed eighteen (18) hours, prior to pick-up.

ZONE R-1 REGULATIONS

R-1 ZONE  
USES

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 childrens' playhouse.
  - d. Lath or greenhouse.
  - e. Tool houses.
  - f. Hobby shops not used commercially.

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- 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 these restrictions imposed by this declaration, when such exceptions, variances, and deviations do, in no way, detract from the appearance of the premises, nor in anyway 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".

### III. RESIDENTIAL ZONE - GENERAL

#### DEFINITION "RESIDENTIAL ZONE"

- A. As used in this declaration, "Residential Zone" means Zone R-1 as defined in Ordinance No. 249, County of Imperial, unless otherwise stated in this declaration.

#### USE OF PREMISES

- 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.

#### STORAGE OF MATERIALS

- 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.

#### LIVESTOCK

- 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.

#### ADVERTISING

- E. No person shall cause to be erected a sign, advertisement billboard, or advertising structure of any kind on any of the unimproved 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 setback of the lot.

#### TEMPORARY BUILDINGS

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

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REAR YARD  
SETBACK

3. A rear yard shall be maintained of at least twenty-five feet (25') from the property line to the furthest structural projection, excepting fences, walls, and hedges when used as a boundary line separation.

VEHICLE  
STORAGE

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 space conveniently accessible from the street or alley. 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 otherwise provided for under GENERAL of these restrictions.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause, or phrase of the restrictions, conditions, and covenants here 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 proceedings at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either prevent him or them from so doing or to recover damages or other dues for such violation.

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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. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 9 day of May, 1967.

GRAYCO LAND ESCROW, LTD.

By Robert A. Gray  
Robert A. Gray

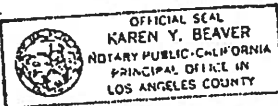
Subscribed and sworn to before me this

9th day of May, 1967

Karen Y. Beaver Notary Public  
State of California - Principal Office, Los Angeles County

KAREN Y. BEAVER

My Commission Expires Feb. 23, 1970



Dated: May 18, 1967

STATE OF CALIFORNIA } SS.

COUNTY OF Los Angeles

On May 18, 1967 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

\_\_\_\_\_ known to me to be

Secretary of the Corporation that executed the

within instrument, known to me to be the persons who executed the

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JOHN W. HENNINGSON  
NOTARY PUBLIC

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LOS ANGELES COUNTY, CALIF.

\$6.80

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