

Wetmore & Rice
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RECORDED AT REQUEST OF
Richard C. Rice
BOOK 816 PAGE 486
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OFFICIAL RECORDS
MENDOCINO COUNTY, CALIF.
Edith Richardson
RECORDER

COVENANTS, CONLTIONS AND RESTRICTIONS
AFFECTING SHERWOOD FOREST HILLS
LEVELPMENT

Know All Men That:

Skyview Limited is the owner of all that certain real property situate in the County of Mendocino, State of California, described as follows:

Lots 1 to 71 inclusive, as numbered and designated on the map of Sherwood Forest Hills Development, recorded in the Office of the County Recorder in the County of Mendocino in Map Case 2, Drawer 15, Page 1, filed for record May 6th 1970.

Skyview Limited does hereby declare that the sale, alienation, transfer or hypothecation of each portion or parcel thereof, shall be and is hereby declared to be subject to the following covenants, conditions and restrictions:

1. No pigs, hogs or goats shall be kept on the property at any time.
2. Junk, trash, garbage and other waste materials shall not be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Said containers shall be enclosed so as not to be visible from the street or any other property within said tract of land.
3. All buildings constructed on the property shall be kept in a neat and orderly manner.
4. The conditions, restrictions and covenants herein contained are to run with the land and shall be binding on all parties and all persons claiming under them until the first day of January, 1995, provided however, that such covenants, conditions, and restrictions shall automatically be extended and continued for successive periods of ten years from and after the first day of January, 1995, unless by vote of a majority of the then owners of said tract of land it is agreed to change said conditions and restrictions in whole or in part, PROVIDED HOWEVER, that the owners of 75% of said tract of land may elect to terminate or amend said restrictions in whole or in part at anytime prior to January 1, 1995 by recording a document in the office of the Recorder of the County of Mendocino reflecting such change or amendments.

5. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants; but failure by any person or persons entitled so to enforce any measure or provision hereof, upon violation thereof, shall not stop or prevent enforcement thereafter, or be deemed a waiver of the right so to do.

6. The various measures and provisions hereof are declared to be severable and invalidation of any one or part thereof of these covenants shall in no way affect any other part or other provision hereof.

IN WITNESS WHEREOF, the undersigned executed this document this 6th day of May, 1970.

Skyview Limited

By Raymond E. Rockefeller
Raymond E. Rockefeller
Title: General Partner

State of California
County of Mendocino

SS

On the 6th day of May, 1970, before me, the undersigned, a Notary Public in and for the County of Mendocino, State of California, residing therein, duly commissioned and sworn, personally appeared Raymond E. Rockefeller known to me to be the General Partner of said Skyview Limited described in and that executed the within instrument on behalf thereof, and acknowledged to me that such Skyview Limited executed the within instrument pursuant to proper authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the County of Mendocino, the day and year first above written.



Mary Lou Firman
Mary Lou Firman
Notary Public in and for the
County of Mendocino,
State of California
My Commission expires: 5/18/72