

1810 Via Ladera CCRs/Deed Restrictions as stated in Grant Deed recorded June 5, 1990 as document 90-303015

THIS DEED IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH SHALL BE BINDING UPON GRANTEEES NAMED HEREIN AND UPON ANY AND ALL SUCCESSORS IN INTEREST:

- 1) ANY DWELLING CONSTRUCTED UPON THE SUBJECT PROPERTY SHALL HAVE A MINIMUM OF 1250 SQUARE FEET;
- 2) ANY DWELLING CONSTRUCTED UPON THE SUBJECT PROPERTY SHALL HAVE A TILE ROOF;
- 3) NO DWELLING CONSTRUCTED UPON THE SUBJECT PROPERTY SHALL BE OF A "MODULAR" CONSTRUCTION;
- 4) NATIVE MANZANITA AND OAKS NOW LOCATED ON THE SUBJECT PROPERTY ARE TO BE SAVED WHENEVER POSSIBLE.