The following notice is pursuant to California Government Code Section 12956.1(b)(1))

Notice

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Restrictive Covenant Modification

Under current state law, including AB1466 effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955subdivision (p), ancestry, or genetic information.

To Record a Restrictive Covenant Modification, you must:

- Complete a Restrictive Covenant Modification Form; this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder.

This document requires the following:

1. Name(s) of current owner(s)
2. Identification of document page number and language in violation
3. Recording reference of document with unlawful restrictive covenant
4. Copy of referenced document attached complete with unlawful restrictive language stricken out
5. Signature(s) of owner(s)
6. Signature(s) acknowledged
7. Approval by County Counsel provided to County Recorder

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.

Recording Requested By

When recorded mail document to

_____

_____

_____

_____

Above Space for Recorder's Use Only

RESTRICTIVE COVENANT MODIFICATION

I (We) _____ have an ownership interest of record in the property located at _____ that is covered by the document described below.

The following referenced document contains a restrictive covenant based on race, color, religion, sex, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry that violates state and federal fair housing laws and that restriction is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on _____ (date)

In book _____ and page _____ , or Document No. _____ of the Official records of the County of _____ , State of California.

The document referenced above was originally indexed in the following manner _____ _____ and this document shall be indexed in like manner pursuant to Section 12956.2 (e).

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

Dated _____

➧ _____

➧ _____

_____
Printed Name(s)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/their/her authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

The following notice is pursuant to California Government Code Section 12956.1(b)(1))

Notice

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Restrictive Covenant Modification

Under current state law, including AB1466 effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955subdivision (p), ancestry, or genetic information.

To Record a Restrictive Covenant Modification, you must:

- Complete a Restrictive Covenant Modification Form; this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder.

This document requires the following:

1. Name(s) of current owner(s)
2. Identification of document page number and language in violation
3. Recording reference of document with unlawful restrictive covenant
4. Copy of referenced document attached complete with unlawful restrictive language stricken out
5. Signature(s) of owner(s)
6. Signature(s) acknowledged
7. Approval by County Counsel provided to County Recorder

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
NAME

MAILING ADDRESS

CITY, STATE and ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RESTRICTIVE COVENANT MODIFICATION

The following referenced document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing law and is void.

Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on _____ (date) in book _____ and page_____, or as instrument number _____ of the official records of the County of Los Angeles, State of California. Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawfully restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document.

Signature of Submitting Party:_____ Date: _____
Printed Name: _____

_____ County Counsel, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

Approved: County Counsel or Designee

Signed:_____ Date: _____
By:_____, Deputy County Counsel

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Name
Address
City, State Zip

RESTRICTIVE COVENANT MODIFICATION

Affordable Housing Development Restrictive Covenant Modification – Civil Code §714.6

I (We)_____are owner(s) of the affordable housing development of the property that is covered by the document described below.

The following referenced document contains a covenant, condition, restriction, or private limit that restricts the number, size, or location of the residences that may be built on the affected property, or that restricts the number of persons or families who may reside on the property and is enforceable against the owner of an affordable housing development.

Pursuant to Section 12956.2 of the Government Code and Section 714.6 of the Civil Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive language as shown on pages(s)_____of the document recorded on_____(date) in Book_____and Page_____, or instrument number_____of the official records of the County of Ventura, State of California.

Attached hereto is a true, correct, and complete copy of the document referenced above, with the unlawful restrictive covenant redacted. This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956.2 of the Government Code. The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

_____ _____

Signature Printed Name

_____ County Counsel, or their designee, pursuant to subparagraph (2)(B) of subdivision (b) of Section 714.6 of the Civil Code and paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to subparagraph (2)(B) of subdivision (b) of Section 714.6 of the Civil Code and paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

Approved:

By:_____Date: _____

Assistant County Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On_____before me,_____,
(insert name and title of officer)

personally appeared_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

The following notice is pursuant to Subdivision (b) of Section 12956.1 of the California Government Code

Notice

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Amended January 1, 2012

Book 681 Page 28

DECLARATION OF RESTRICTIONS
PONDEROSA ACRES, TRACT NO. 19
MADERA COUNTY, CALIFORNIA

RAY D. PAULSON and IRENE D. PAULSON, his wife, hereby represent that they are the owners of real property situated in the County of Madera, State of California, described as follows, to wit:

> Lots 1 through 46, inclusive, of Tract No. 19, of PONDEROSA ACRES, as per map recorded in the office of the County Recorder of the County of Madera, State of California, on November 14, 1956, in Volume 7 of Maps, Pages 32, 33, 34 & 35.

and hereby represent and declare that all deeds, conveyances, encumbrances and written instruments of whatsoever kind or character, all and singular, hereby made or executed and affecting title to said realty or any part thereof in any manner whatsoever shall be subject to the following limitations and restrictions which shall be and remain in full force and effect for the period of twenty-five (25) years from and after November 14, 1956, except as hereinafter provided.

1. That during said period no building other than a single family residence and its appurtenant garage or garages and other necessary and usual outbuildings incidental to the residence of the use of the property and building to be occupied by domestic servants employed on the premises shall be erected or permitted to remain on any building plot in said tract.

2. That the ground floor area of any single family residence, exclusive of open porches, terraces, attached or detached garages, or any appurtenances thereto, shall be no less than 800 square feet, unless otherwise agreed upon by the Approval Board.

3. No building nor a portion of any building shall be erected or permitted to remain on any building plot nearer than 20 feet to a side lot line or the front or rear lot line.

WILD, CHRISTENSEN, BARNARD & WILD
ATTORNEYS AT LAW
EIGHTH FLOOR - HELM BUILDING
FRESNO, CALIFORNIA

4. That no more than one (1) single family residence shall be erected or allowed to remain on any plot which contains an area less than all of any of the lots as shown on the recorded map of the subdivision hereinabove referred to. The word "plot" in part as herein used refers to an individual site for a residence, together with the ground in connection therewith.

5. No livestock, cloven hoof animals, horses or poultry shall be kept on any lot of said premises. The said term "livestock", however, does not include domestic pets. No garbage or refuse matter shall be buried on the premises.

6. No structure of any kind shall be erected upon any of said lots until the plans therefor shall have been submitted to and receive the approval of the Approval Board. Approval of plans must be made in writing. However, if the undersigned fails to approve or disapprove such design within thirty (30) days after such plans have been submitted to it, then such approval will not be required.

7. No camping by any person or persons shall be allowed on any of said lots except by the owner of said lot while residence is actually under construction thereon, and in the event of such construction, for only a period not exceeding one (1) year from the commencement of said construction. No house trailers shall be parked on any of said lots and used for living quarters by any persons except by the owner of said lot while residence is actually under construction thereon and in the event of such construction, for only a period not exceeding one (1) year from the commencement of such construction.

8. That all lavatories or toilets shall be built indoors and be connected with outside septic tanks; said septic tanks shall be constructed with the disposal of the effluent to subservice drainage systems and construction details for septic tanks and information relative to approved methods for disposing of the

ILD, CHRISTENSEN,
BARNARD & WILD
ATTORNEYS AT LAW,
M FLOOR - HELM BUILDING
RESNO, CALIFORNIA

resulting effluent shall be obtained from the Madera County Health Department and ascertained prior to construction.

9. No septic tanks or water wells shall be placed upon any of said lots until the plans for the location therefor shall have first been submitted to and received the approval of the Approval Board. Approval of plans for the location of same must be made in writing. However, if the Approval Board fails to approve or disapprove the plans for the location of same within thirty (30) days after such plans have been submitted to it, then such approval will not be required.

10. An easement is reserved over each and all of said lots for rights of way of all public utilities, including, but without being limited to, water mains for supply and water for domestic purposes, electric power lines used for supplying electric energy to said premises and telephone lines and including the right of access to such mains and lines for installation, upkeep and repair.

11. That all buildings constructed on any of said lots must be painted or stained.

12. That during the period of these restrictions, no buildings or any portion thereof shall be moved from other places to said premises for any purpose whatsoever.

13. No commercial or manufacturing enterprise shall be carried on upon any of said lots nor shall anything be done upon any of said lots which may be or become an annoyance or a nuisance to the neighborhood. There shall not be maintained upon any of said lots any unsightly accumulation of debris, junk autos or auto parts or other materials not necessary to the use and enjoyment of the properties and which will tend to create an unsightly condition on any of said property and said property shall be kept and maintained in a clean and orderly condition.

14. That no trees in excess of eight (8) inches in diameter shall be felled without the written approval of the Approval Board.

WILD, CHRISTENSEN, BARNARD & WILD
ATTORNEYS AT LAW
EIGHTH FLOOR • PELM BUILDING
FRESNO, CALIFORNIA

15. The Approval Board shall be composed of three (3) members; a majority of the Board may designate a representative to act for it. In the event of the death or resignation of any member of the Board, the record owners shall have full authority to elect a successor. Neither the members of the Board, nor its designated representatives, shall be entitled to any compensation for services performed pursuant to this covenant. RAY D. PAULSON, IRENE D. PAULSON and CLAUDE E. WILLIAMS are hereby appointed the present Approval Board to serve until such time as their successors are appointed or elected.

16. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them for twenty-five (25) years from and after November 14, 1956, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

17. If the parties hereto, or any of them, or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

18. Invalidation of any one of these covenants by Judgment or Court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

19. That the breach of the foregoing conditions and restrictions or any entry by reason of such breach shall defeat or render invalid the lien of any deed of trust or mortgage on said premises made in good faith, but in case of foreclosure

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ATTORNEYS AT LAW
NINTH FLOOR • HELM BUILDING
FRESNO, CALIFORNIA

and sale thereunder the purchaser shall take title subject to all of said restrictions and said conditions. Nothing herein contained shall be construed as granting or creating in the present owners, their respective assigns or successors, any rights of reversion or forfeiture by reason of the breach of any covenant, condition or restriction herein.

20. All of the covenants, restrictions, limitations and conditions hereinbefore set forth, all and singular, shall run with the land and shall be considered as embodied in all deeds, conveyances, encumbrances and written instruments hereafter made or executed by said owners or their heirs, successors and assigns, and shall have the same force and effect as if embodied therein and made a part thereof.

21. Whenever in the foregoing the singular number is used, it shall include the plural and the masculine gender shall include the feminine and neuter gender and vice versa.

DATED: This 7th day of November, 1956.

23747
RECORDED AT REQUEST OF
SECURITY TITLE INSURANCE COMPANY
AT 8 O'CLOCK PAST 3 P. M.
VOL. OFFICIAL RECORDS, PG.
BOOK 681 PAGE 28
NOV 14 1956
FRESNO COUNTY, CALIFORNIA
Paige Kennedy
By [illegible] Deputy

Ray D. Paulson
RAY D. PAULSON

Irene D. Paulson
IRENE D. PAULSON

STATE OF CALIFORNIA
County of Fresno } ss.

On this 7th day of November in the year one thousand nine hundred and fifty-six before me, Katalia Marano a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared RAY D. PAULSON and IRENE D. PAULSON

known to me to be the person s described in, whose name s are subscribed to and who executed the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in said County, the day and year in this Certificate first above written.

Notary Public in and for said County and State
My Commission Expires August 31, 1958

GENERAL ACKNOWLEDGMENT—Statutory—1951 Mariposa, Fresno, Calif.