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SAFECO TITLE INS. CO.

\$10.00
C12

33983

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

* 1 12 PM APR 25 1980

LEE A. BRANCH, County Recorder

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND
DECLARATION OF ANNEXATION FOR

TRACT NO. 9955

THIS DECLARATION is made this 27th day of
March, 1980, by WARMINGTON DEVELOPMENT, INC.,
("Declarant"), with reference to the following facts and
circumstances.

R E C I T A L S:

A. Declarant executed a Declaration of Covenants, Conditions and Restrictions which was recorded in Book 13022, Page 984 through 1065, inclusive, of Official Records of Orange County, California (the "Declaration"), covering real property in the City of Yorba Linda, County of Orange, State of California, described as Tract No. 9955, as per Map recorded in Book 418, Pages 24 to 26, of Miscellaneous Maps, Records of Orange County ("Phase 1 of the Project");

B. The Declaration, in Article XV, provides that Declarant may annex the property which is described in Exhibit "B" to the Declaration) to Phase 1 of the Project and thereby make such additional property subject to the Declaration and subject to the jurisdiction of the Association as defined in the Declaration;

C. Declarant is the owner of the real property in the County of Orange, State of California, described as Tract No. 9955, as per Map recorded in Book 424, Pages 44 through 46, inclusive, of Miscellaneous Maps, Official Records of Orange County ("Phase 2 of the Project"), which is the property described in Exhibit "B"

to the Declaration. Declarant now desires to annex Phase 2 of the Project to Phase 1 of the Project and thereby make Phase 2 of the Project subject to the terms, conditions and restrictions as set forth in the Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

I

ANNEXATION

Pursuant to the terms of the Declaration, Declarant as the owner of Phase 2 of the Project, declares that all of the real property described as Tract No. 9955 (Phase 2 of the Project) shall be annexed and made a part of the development described as Phase 1 of the Project. All the real property described as Phase 2 of the Project shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Declaration.

II

ASSESSMENTS

All assessments provided for in the Declaration shall commence as to all lots within Phase 2 of the Project (including assessments on all unsold lots owned by Declarant) on the first day of the month following the conveyance by Declarant of the first lot within Phase 2 of the Project to an Owner (as defined in the Declaration).

III

SIDEYARD EASEMENTS

There is hereby created sideyard easements as shown on Exhibit "A" which easements shall be appurtenant to the lots described on said Exhibit as "Dominant Tenement", and which easements shall burden the lots described on said Exhibit as "Servient Tenement". Such easements shall be as follows:

(a) In favor of the Dominant Tenement over the Servient Tenement for the purpose of accommodating the natural settlement of structures; and

(b) Over the portion of the Servient Tenement depicted on Exhibit "A" attached hereto for the purposes of landscaping, fencing, drainage, the establishment of a general recreation or garden area and purposes related thereto subject to the following provisions.

(i) The owner of the Servient Tenement shall have the right at all reasonable times to enter upon the easement area, including the right to cross over the Dominant Tenement for such entry, in order to perform work related to the use and maintenance of the Servient Tenement; and

(ii) The Servient Tenement shall have the right of drainage over, across and upon the easement area for water drainage from structure upon the Servient Tenement, or for drainage into and through the subsurface drainage facilities located within the easement area, the right to maintain eaves and appurtenances thereto and the portions of any structure upon the Servient Tenement; and

(iii) The owner of the Dominant Tenement shall have the right to construct fencing across the easement area, provided that the Owner of the Dominant Tenement shall not attach any object or structure to a wall or dwelling belonging to the Servient Tenement or disturb the grading of the easement area or otherwise act with respect to the easement area in any manner which would damage the Servient Tenement; and

(iv) In exercising the right of entry upon the easement area as provided for above, the owner of the Servient Tenement agrees to utilize reasonable care not to damage any landscaping or other items existing in the

easement area; provided, however, the owner of the Servient Tenement shall not be responsible for damage to such landscaping or other items to the extent such damage could not be reasonably avoided in connection with such entry upon the easement area for authorized purposes.

IV

DRAINAGE EASEMENTS

Shown on Exhibit "A" hereto are private drainage easements over lots 6, 31, 41, 42, 45, 47 and 49 for the benefit of lots 7, 32, 40, 42, 43, 46, 48 and 50 of Tract No. 9955.

Drainage easements for the installation and maintenance of drainage facilities are hereby created and reserved as shown on Exhibit "A" hereto. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

V

INCORPORATION OF DECLARATION

All the terms, covenants, conditions, restrictions, easements and other provisions of the Declaration are hereby incorporated by reference and shall be as enforceable and effective against Phase 2 of the Project as though the Declaration had been recorded directly against Phase 2 of the Project.

IN WITNESS WHEREOF, the Declarant has executed this document on the date first above written.

WARMINGTON DEVELOPMENT, INC.

By William S. Kreisle
Its Sr. Vice President

Form 100 (Corporation) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Orange } ss.
On 27 March 1980 before me, the undersigned, a Notary Public in and for
said State, personally appeared William S. Kreisle
known to me to be the Sr. Vice President, and
known to me to be the _____ Secretary of the corporation that executed the within instrument,
and known to me to be the persons who executed the within
instrument on behalf of the corporation therein named, and as
knowledgeed to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board of
directors.

WITNESS my hand and official seal.
Signature Ruby Pearl Stroup
RUBY PEARL STROUP
Name (Typed or Printed)

OFFICIAL SEAL
RUBY PEARL STROUP
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Oct. 27, 1983

[This area for official notarial seal]

EXHIBIT "A"
TRACT 9955 YORBA LINDA

EASEMENTS

GRANTOR LOT	GRANTEE LOT	
	SIDEYARD	DRAINAGE
1	2	-
2	3	-
3	4	-
4	5	-
5	6	-
6	-	7
7	-	-
8	9	-
9	10	-
10	-	-
11	10	-
12	-	-
13	-	-
14	-	-
15	-	-
16	-	-
17	-	-
18	-	-
19	-	-
20	-	-
21	-	-
22	21	-
23	22	-
24	23	-
25	-	-
26	25	-
27	26	-
28	29	-
29	30	-
30	31	-
31	-	32
32	-	-
33	-	-
34	33	-
35	-	-
36	-	-
37	36	-
38	-	-
39	40	-
40	41	-
41	42	40 & 42
42	-	43
43	-	-
44	43	-
45	44	46
46	45	-
47	46	48
48	47	-
49	48	50
50	49	-
51	50	-
52	51	-
53	52	-
54	53	-

SCALE 1" = 50'
ACREAGE: 10.18 ACES
NO. LOTS: 54 LOTS

ORIGINAL

SHEET 2 OF 3 SHEETS

6460

TRACT NO. 9955

IN THE CITY OF WINDY LAKE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BOOK OF RECORDS
L.S. 1907

YML
CORPORATED, INC.

APPROVED AND SIGNED
FOR THE CITY OF WINDY LAKE
BY THE CITY ENGINEER
DATE: 10/10/07
CITY ENGINEER, WINDY LAKE
CITY ENGINEER, WINDY LAKE

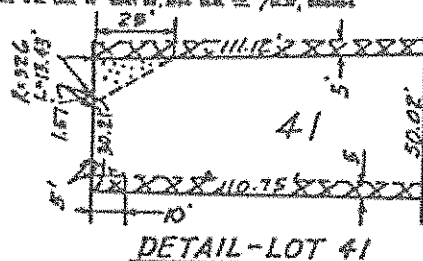
10-02

EXHIBIT MAP

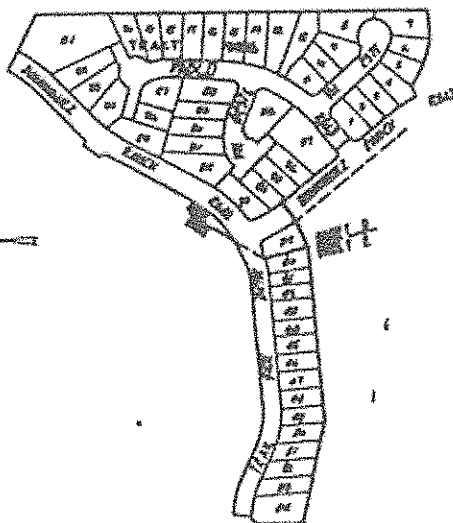
1. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
2. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
3. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
4. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
5. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
6. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
7. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
8. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
9. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.
10. A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.

BOUNDARY MAP

THE BOUNDARY OF A 1" x 1" TRACT L.S. 1907 WAS ON THE 100' TRACT BOUNDARY DIVISION LINE.

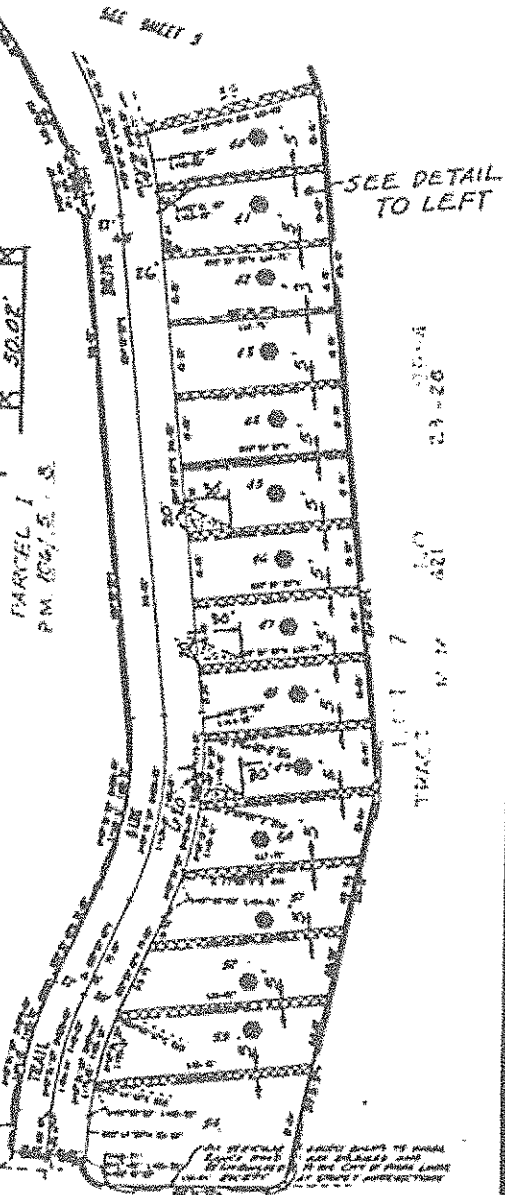


DETAIL-LOT 41



INDEX MAP
SCALE: 1" = 500'

PARTIAL 1
P.M. 10/10/07



LEGEND

- Tract Boundary
- 7 Lot Lines & Numbers
- Easement Area (servient Tenement)
- Dominant Tenement Lot
- PRIVATE DRAINAGE EASEMENT

EXHIBIT "A"
TRACT NO. 9955



PHONE
(714)
851-5200
81713

ORANGE COUNTY REGISTERED PLANNING FOR LAND DEVELOPMENT, ORANGE, CALIFORNIA

SCALE 1" = 50'
ACREAGE: 15.176 ACRES
NO. LOTS: 44 LOTS

ORIGINAL

SHEET 3 OF 3 SHEETS
6460

TRACT NO. 9955

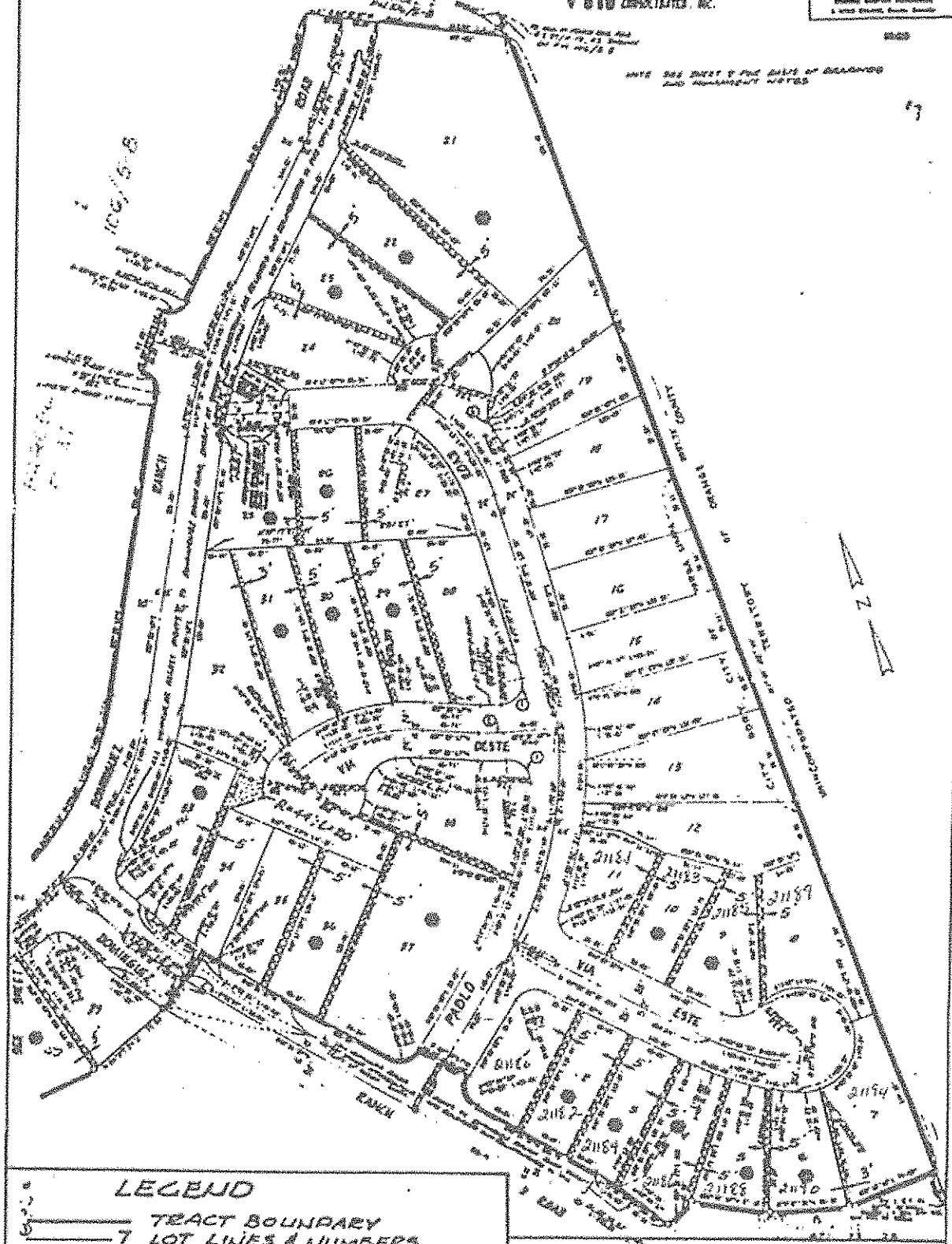
IN THE CITY OF YUMA, LOCAL COUNTY OF YUMA, STATE OF CALIFORNIA

FILED IN RECORDS
15 2171

RECORDED, 1917
VTD COMPILATED, INC.



NOTE SEE SHEET 2 FOR DATE OF RECORDING
AND REMARKS NOTED



LEGEND

- TRACT BOUNDARY
- 7 LOT LINES & NUMBERS
- EASEMENT AREA (SERVIENT TENEMENT)
- DOMINANT TENEMENT LOT
- PRIVATE DRAINAGE EASEMENT

EXHIBIT "A"
for
TRACT NO. 9955