

6144

AMENDMENT TO SUPPLEMENTARY EXHIBIT "B"  
AND TO  
DECLARATION OF RESTRICTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS

1. IDENTIFICATION:

FEE \$4.40 4 S

This Amendment is dated for identification purposes only July 29, 1965, and is made by LOS FELIZ ESTATES, INC., a corporation (herein called "Declarant") at Los Angeles, California.

2. RECITALS:

2.1 On May 31, 1963, Declarant recorded that certain Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460 in Book M1276, Page 967 of official records of the County Recorder of Los Angeles County (herein called "the Declaration"). Said Declaration was amended on July 20, 1964, by the recording in the office of the county recorder of Los Angeles County a document entitled "First Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460". Under said First Amendment, Paragraph 9(b) of said Declaration was amended to delete certain rights of forfeiture purportedly reserved by Declarant. The Declaration subjected real property described in Paragraph 1A thereof to certain restrictive covenants, conditions and restrictions. Declarant reserved the right to subject to said Declaration adjacent property to the property described in Paragraph 1A thereof. The description of said additional property and the manner in which said additional property could be made subject to the Declaration is set forth in Paragraph 1B of the Declaration.

2.2 Declarant has caused to be recorded a final tract map on a portion of the adjacent property to the property described in Paragraph 1A, and on November 16, 1964, recorded

RECORDING REQUESTED BY AND MAIL TO

NAME RAY E. LEE / BYRON LEE Co.STREET 4525 Sherman Oaks Ave.CITY Sherman Oaks

- 1 -

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.

80 Min. Post 2 P.M. JUL 30 1965

RAY E. LEE, County Recorder

a "Supplementary Exhibit" "B" to Declaration of Restrictive Covenants, Conditions and Restrictions in Book M1675, Pages 793 through 798 inclusive of the official records of the county recorder of Los Angeles County. There was an inadvertent error in said Supplementary Exhibit "B" which Declarant desires to correct herein.

2.3 Declarant, the owner of 50% or more of the lots in Tract 27460 and 29326 (the real property described in Supplementary Exhibit "B") also desires to clarify certain aspects of said Declaration as hereinafter provided.

3. AMENDMENT TO SUPPLEMENTARY EXHIBIT "B":

Supplementary Exhibit "B" to Declaration of Restrictive Covenants, Conditions and Restrictions described in Paragraph 2.2 above is hereby amended and corrected as follows:

Paragraph 3.1 thereof is hereby stricken and the following is hereby inserted in its place:

"3.1 Declarant hereby declares that the following described real property is and shall be held and conveyed upon and subject to the conditions, restrictions, covenants, easements and reservations as set forth in that certain Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460 recorded in Book M1276, Page 967 of official records of the county recorder of Los Angeles County, as amended pursuant to that certain First Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460 recorded July 20, 1964, in Book M1575, Page 258 of official records of the county recorder of Los Angeles County:

Lots 1 through 60, inclusive, of Tract 29326, as per map recorded in Book 731, Pages 15, 16 and 17, inclusive, of official records in the office of the county

recorder of Los Angeles County.

All references to "the property" in the Declaration shall be deemed to apply to the real property described in this Paragraph 3.1, as well as to the property described in Paragraph 1A thereof."

4. CLARIFICATION OF DECLARATION:

It has always been the intention of Declarant that the minimum square feet requirement of Paragraph 4(b) of said Declaration of Restrictive Covenants, Conditions and Restrictions apply equally to one and two story dwellings.

In order to clarify this intention, Paragraph 4(b) is hereby amended to read as follows:

"(b) No single family dwelling of either one or two stories in height shall be erected having a smaller dwelling area (exclusive of porches, patios, basements, cellars and any garage incorporated in and forming a part of the single family dwelling) than 2,500 square feet; provided, however, that with the written consent of the Architectural Committee the minimum dwelling area of any single family dwelling may be reduced by not more than 300 square feet, if such reduction, in the opinion of the Architectural Committee, will not be detrimental to the appearance of said dwelling."

5. NO OTHER AMENDMENTS:

Except as expressly amended herein, said Declaration shall be unchanged and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused its corporate name to be hereunto subscribed by its officers duly authorized and its corporate seal to be affixed this 29<sup>th</sup> day of July, 1965.

LOS FELIZ ESTATES, INC.

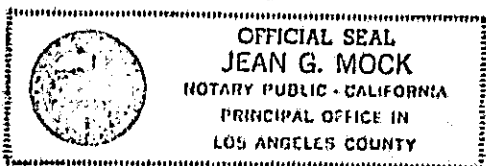
By \_\_\_\_\_

By \_\_\_\_\_

STATE OF CALIFORNIA )  
                                  )    ss  
COUNTY OF LOS ANGELES )

On July 29, 1965, before me, the undersigned, a Notary Public in and for said State, personally appeared W. J. Ferrin, known to me to be the Vice President and Stuart Jaffe, known to me to be the Secretary of LOS FELIZ ESTATES, INC., known to me to be the persons who executed the within instrument on behalf of LOS FELIZ ESTATES, INC., and acknowledged 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.



*Jean G. Mock*  
\_\_\_\_\_  
Jean G. Mock

My Commission Expires Jan. 14, 1968