

26502

Ret. Leonard P. Odenthal
8800 Auburn Valley Rd.
Auburn, Ca. 95603

OFFICIAL RECORDS
 PLACER COUNTY-CALIF.
 RECORD REQUESTED BY

Leonard P. Odenthal
 AUG 23 10 16 AM '76

MAURINE I. DOBBAS
 COUNTY RECORDER

26502 \$ 20.00

DECLARATION
 OF
 COVENANTS, CONDITIONS AND RESTRICTIONS

RECEIVED
 AUG 23 1976
 DEPT. OF REAL ESTATE
 RECORDING DIV.

THIS DECLARATION, made on the date hereinafter set forth by Leonard P. and Gail S. Odenthal, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Placer County, State of California, which is more particularly described as:

Lots 1 through 18
 Lots 20 through 26
 Lots 29 through 39

Lot 41 of Auburn Valley Subdivision
 No. 1, a portion of Sec. 1, T. 13 N.
 R. 7 E., M.D.M.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any rights, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Auburn Valley Property Owners Association, its successor and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinafter described, and such additions thereto as may hereafter be brought within the

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