

PONDEROSA HILLS RECREATION CLUB

RECORDED JUNE 22, 1973

UNIT 7

**(ORIGINAL DOCUMENTS ON FILE AT TUOLUMNE COUNTY
RECORDER'S OFFICE VOL 386 PAGES 635 THRU 636)**

**MOTHER LODE TITLE CO.
ESCROW NO. 21-600**

AMENDED

**DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR
PONDEROSA HILLS SUBDIVISION UNIT NO. 7**

The Declaration of Protective Restrictions signed February 29, 1972 by PONDEROSA HILLS SALES COMPANY, INCORPORATED, a California corporation, referred therein as “Declarant” and owner of all that property therein described, which Restrictions were recorded on February 29, 1972 in Volume 351 Official Records, Page 1, are hereby amended in their entirety to read as follows:

WHEREAS, Declarant owns all of the lots in the following described subdivision situated in the County of Tuolumne, State of California,

Lots 291 to 372, inclusive, as shown on the map entitled
“PONDEROSA HILLS SUBDIVISION UNIT NO. 7” filed in the
Recorder’s Office of Tuolumne County on February 29, 1972,
in Volume 7 of Subdivisions, Page 5, Tuolumne County Records

and

WHEREAS, Declarant wishes to set forth covenants, conditions and restrictions for the benefit of said subdivision,

NOW, THEREFORE, IT IS DECLARED AS FOLLOWS:

ARTICLE IX

No house, garage or building structure will be constructed on Lots 319 through 326 with a roof line at the peak extending more than five (5) feet in elevation above the existing finished surface of that certain private road along the rear of said lots. No parking will be allowed on said road and private parking areas must be provided for each dwelling, of a suitable size, to accommodate any and all vehicles used in conjunction with each lot.

"DECLARANT"

PONDEROSA HILLS SALES CO., INC.

By: _____
William E. Gerber, President

**STATE OF CALIFORNIA,
County of Tuolumne**

On June 22, 1973, before me, the undersigned, a Notary Public, in and for the County of Tuolumne, State of California, duly commissioned and sworn, personally appeared **WILLIAM E. GERBER, III** known to me to be the President of the Corporation that executed the within instrument on behalf of the corporation therein named 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.

BARBARA A. CARNE
Notary Public in and for said County and State.

My Commission Expires
June 13, 1975

RECORDED AT REQUEST OF MOTHER LODGE
TITLE CO.
VOL. 386 PAGE 635
1973 JUNE 22 PM 3:03

OFFICIAL RECORDS
TUOLUMNE COUNTY, CALIF.
ALBERT BLUVELL RECORDER
FEE \$4.00

INDEXED 6255