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Sep. 19, 1966 at 1:20 PM
220 Official Records p. 116
Tuolumne County, California

Maria A. Onite
Recorder
Fee \$2.80 Pd.

MODIFICATION OF DECLARATION OF RESTRICTIONS.
PONDEROSA HILLS SUBDIVISION UNIT NO. 3

WHEREAS, Ponderosa Hills Sales Company, Inc., a California corporation, did on December 10, 1965, make its original Declaration of Restrictions for Ponderosa Hills Subdivision Unit No. 3, said Declaration recorded December 21, 1965, in Vol. 205 of Official Records at page 48, Tuolumne County Recorder's Office, Tuolumne County, California; and

WHEREAS, by Amended Declaration of Restrictions dated January 14, 1966, Ponderosa Hills Sales Company, Inc., a California corporation, filed its Amended Declaration of Restrictions amending and replacing the original Declaration of Restrictions above referred to, said Amended Declaration of Restrictions recorded January 14, 1966, in Vol. 206 of Official Records at page 249, Tuolumne County Recorder's Office, Tuolumne County, California.

WHEREAS, Ponderosa Hills Sales Company, Inc., a California Corporation, Joe Grande and Joseph Guerrero are the owners of more than a two-thirds (2/3) majority of the lots contained in Ponderosa Hills Subdivision Unit No. 3 as said lots are shown on the map filed in the Recorder's Office of Tuolumne County, California, in Volume 2 of Subdivisions at page 37-41, Tuolumne County Records, Tuolumne County, California;

WHEREAS, the undersigned desire to modify Article II of the Amended Declaration of Restrictions dated January 12, 1966, and recorded January 14, 1966, in Vol. 206 of Official Records at page 249, Tuolumne County Recorder's Office, Tuolumne County, California.

NOW, THEREFORE, the undersigned declare that Article II of the Amended Declaration of Restrictions shall be modified to read as follows:

That not more than one residence may be build on any one lot in the above described property. That no building of any kind or character be constructed on any lot in the subdivision until the plans and specifications are submitted to and approved by the Subdividers and/or their Agent. No lot may be subdivided into parcels less than one-third acre with the exception of Lot #112, 115 and 118 which cannot be divided less than 1/4 acre a piece, and only after plans, specifications and locations are approved by the Subdividers and or their Agents, and all other terms and conditions of Declaration of Restrictions are fully complied with."

Except as herein modified, all of the remaining provisions of the Amended Declaration of Restrictions shall remain in full force and effect and are hereby ratified and confirmed.

WITNESS our hands this 1st day of August, 1966.

PONDEROSA HILLS SALES COMPANY, INC., a California corporation

By William E. Gerber
William E. Gerber
President

Joe Grande
Joe Grande

STATE OF CALIFORNIA,

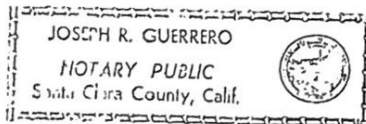
County of San Jose

On this 29 day of August

in the year one thousand nine hundred and sixty-six
before me, Joseph R. Guerrero, a Notary Public,
State of California, duly commissioned and sworn, personally appeared

known to me to be the person whose name Joe Grande subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of San Jose the day and year in this certificate first above written.



Cowdery's Form No. 32--Acknowledgment--General.
(C. C. Sec. 1189) (PRINTED 2-15-62) 52-1430

Joseph R. Guerrero
Notary Public, State of California.
My Commission Expires Aug 16 1968

STATE OF CALIFORNIA,

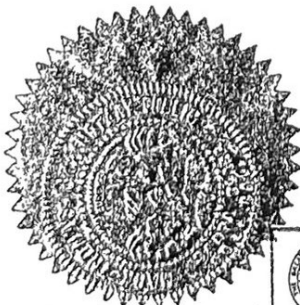
County of Santa Clara

On this 29th day of August in the year one thousand nine hundred and sixty-six

before me, Mark Thomas, Jr.
a Notary Public, State of California, duly commissioned and sworn, personally appeared
Joseph Guerrero

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Santa Clara the day and year in this certificate first above written.



MARK THOMAS, JR.
NOTARY PUBLIC - CALIFORNIA
FILING OFFICE IN
SANTA CLARA COUNTY

Mark Thomas, Jr. Notary Public, State of California.
My Commission Expires 12/4/67

Cowdery's Form No. 36--(Acknowledgment--General)
(C. C. Sec. 1189)

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