

Topic responsibility for 1904 Developer, Boise Cascade, to C/I WAA on 8/19/83

AGREEMENT FOR ASSIGNMENT OF POWERS OF REMOVAL
AND APPOINTMENT WITH RESPECT TO
THE CHANNEL ISLANDS (COLIARD MARINAS)
ARCHITECTURAL REVIEW COMMITTEE
AND FOR VESTING OF POWERS OF DECLARANT UNDER
CERTAIN DECLARATIONS OF COVENANTS AND AMENDMENTS

This Agreement is made and entered into as of this 19th day of August, 1983, by and between Boise Cascade Home & Land Corporation, a Delaware corporation, successor in interest to Boise Cascade Building Co., a Delaware corporation, formerly known as R. A. Watt Company, Inc., (hereinafter collectively designated "Boise"), and, for the limited purposes stated herein, the Architectural Review Committee (hereinafter designated the "Architectural Review Committee") of Tract Nos. 1904-1, 1904-2, and 1904-3 (hereinafter collectively designated as "Tract 1904") in the City of Oxnard, County of Ventura, State of California, on one hand, and Channel Islands Waterfront Homeowners' Association, Inc., a California non-profit corporation, on the other hand (hereinafter designated "Association").

WHEREAS, Boise since on or about July 1966 has, as developer, acting through various subcontractors, consultants and other persons and entities, planned, designed, developed, constructed, sold and transferred lands and improvements comprising Tract 1904;

WHEREAS, Boise in connection with the development of Tract 1904 has filed certain Declarations of Limitations, Covenants, Conditions, Restrictions and Reservations affecting portions of the

97122

SEP 1 1983

DECLARATIONS OF
 LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
 AND RESERVATIONS AFFECTING PORTIONS OF THE
 REAL PROPERTY KNOWN AS TRACT NO. 1904-1
 IN THE CITY OF OXNARD
 COUNTY OF VENTURA, CALIFORNIA

THIS DECLARATION, made this 9th day of JULY, 1968,
 by R. A. WATT COMPANY, INC., a Delaware corporation (hereinafter
 called "Declarant"),

WITNESSETH:

WHEREAS, Declarant is the record owner of the real property
 described in Clause 1 of this declaration (hereinafter sometimes
 referred to as "subject property"); and

WHEREAS, Declarant has established a general plan of develop-
 ment of subject property and the lots therein for the benefit of
 subject property and each and every lot, part or parcel thereof or
 therein and desires to secure the uniform development of subject
 property and said lots, parts and parcels in accordance with said
 plan;

NOW, THEREFORE, Declarant hereby declares that subject property
 and each and every lot, part or parcel thereof or therein is and
 shall be owned, held, transferred, sold, conveyed, hypothecated or
 encumbered, leased, rented, used, occupied, maintained, altered,
 and improved subject to the limitations, covenants, conditions,
 restrictions, reservations, exceptions and terms (hereinafter col-
 lectively referred to as "said Covenants") hereinafter set forth,
 as a part of and pursuant to a common and general plan of develop-
 ment and improvement of subject property. Said Covenants shall run
with the land, and shall bind, be a charge upon, and inure to the
benefit of all of subject property and each lot, part or parcel
thereof or therein and to Declarant, its successors or assigns,
and each owner of any such lot, part or parcel and his heirs, suc-
cessors, administrators, and assigns for the benefit of each such
part or parcel and for the mutual benefit of all such lots.

Blattman

FIRST AMENDMENT TO DECLARATIONS OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS AFFECTING PORTIONS OF THE
REAL PROPERTY KNOWN AS TRACT NO. 1904-1
IN THE CITY OF OGNARD
COUNTY OF VENTURA, CALIFORNIA

1904-1

INDEXED

1st Amendment

THIS AMENDMENT TO DECLARATION, made this 7th day of
August, 1968, by R. A. WAIT COMPANY, INC., a Delaware corporation,
(hereinafter called "Declarant"),

W I T N E S S E T H:

WHEREAS, Declarant caused to be recorded in the office
of the County Recorder of Ventura County, California, on July 12,
1968, in Book 3334, Page 52, a Declaration of Limitations,
Covenants, Conditions, Restrictions and Reservations effecting
portions of the real property known as Tract No. 1904-1 in the
City of Ognard, County of Ventura, California, and in particular,
lots 1 through 122 of said Tract; and

WHEREAS, Declarant now desires to amend said Declaration
in the following respects;

NOW, THEREFORE, Declarant hereby amends said Declaration
by adding to subparagraph (a) of paragraph 3 of Clause VII the
following sentence:

"In the event the owner of such lot fails
to pay upon demand, the expense of such alteration,
correction, modification, remedying, abatement or
removal, the person, firm, corporation, or association
performing such curative action, whether it be
Declarant, the Architectural Review Committee or an
assignee of Declarant pursuant to paragraph 7 of
this Clause VII, shall be entitled to record a lien

3

RECORDING REQUESTED BY:

Boise Cascade Home & Land Corporation

WHICH SHOULD RETURN TO:

Robert H. Deaky, Esq.
4 W. Fourth Ave., Ste. 311
San Mateo, CA 94402

97122 ✓

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA

SEP 1 1983 AT 8:30 AM

RICHARD D. DEAN, COUNTY RECORDER

PAD BY CR

FEE \$23.00/21

SUPPLEMENTAL DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS ASSIGNING POWERS OF REMOVAL AND
APPOINTMENT WITH RESPECT TO THE CHANNEL ISLANDS
(OXNARD MARINAS) ARCHITECTURAL REVIEW COMMITTEE
AND FOR VESTING OF POWERS OF DECLARANT UNDER
PROVISIONS OF THE DECLARATION, WITH RESERVATIONS
AFFECTING THAT REAL PROPERTY KNOWN AS TRACT NO. 1904-1
IN THE CITY OF OXNARD, COUNTY OF VENTURA, CALIFORNIA

THIS DECLARATION is made this 19th day of August, 1983, by
BOISE CASCADE HOME & LAND CORPORATION, a Delaware corporation,
successor in interest to BOISE CASCADE BUILDING CO., a Delaware
corporation, which was previously named R. A. Watt Company, Inc.
(hereinafter collectively designated "Declarant").

R E C I T A L S

WHEREAS, Declarant was and is the Declarant under the
Declaration of Limitations, Covenants, Conditions, Restrictions
and Reservations Affecting Portions of the Real Property Known
as Tract 1904-1 in the City of Oxnard, County of Ventura, made
on the 9th day of July, 1968, and recorded in Book 3314, Page 82,
in the Official Records of the County of Ventura, State of
California, which Declarations were subsequently amended by an
Amendment to the same recorded in Book 3348 at Page 301 of such
Official Records, by a Second Amendment to the same recorded
in Book 3352 at Page 556 of such Official Records, by a Third

Boise &
Clear HA

RECORDING REQUESTED BY:
Boise Cascade Home & Land Corporation

97121

WHEN RECORDED RETURN TO:
Robert M. Deaky, Rec.
4 W. Fourth Ave., Ste. 311
San Mateo, CA 94402

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA
SEP 1 1983 AT 8:30 AM
EDWARD R. DEAR, COUNTY RECORDER

PAID BY CR

FEE \$ 23.00

SUPPLEMENTAL DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS ASSIGNING POWERS OF REMOVAL AND
APPOINTMENT WITH RESPECT TO THE CHANNEL ISLANDS
(GORDON MARINAS) ARCHITECTURAL REVIEW COMMITTEE
AND FOR VESTING OF POWERS OF DECLARANT UNDER
PROVISIONS OF THE DECLARATION, WITH RESERVATIONS
AFFECTING THAT REAL PROPERTY KNOWN AS TRACT NO. 1904-2
IN THE CITY OF OXNARD, COUNTY OF VENTURA, CALIFORNIA

THIS DECLARATION is made this 19th day of August, 1983, by
BOISE CASCADE HOME & LAND CORPORATION, a Delaware corporation,
successor in interest to BOISE CASCADE BUILDING CO., a Delaware
corporation, which was previously named R. A. Watt Company, Inc.
(hereinafter collectively designated "Declarant").

R E C I T A L S

WHEREAS, Declarant was and is the Declarant under the
Declaration of Limitations, Covenants, Conditions, Restrictions
and Reservations Affecting Portions of the Real Property known
as Tract 1904-2 in the City of Oxnard, County of Ventura, made
on the 6th day of November, 1968, and recorded in Book 3395, Page
464, in the Official Records of the County of Ventura, State of
California, which Declaration was subsequently amended by an
Amendment to the same recorded in Book 1527, at Page 507 of such
Official Records, and by a Supplemental Declaration of Limita-
tions, Covenants, Conditions, Restrictions and Reservations

SEP 1 1983

When recorded
return to:
R. A. WATT COMPANY, INC.
16901 So. Western Ave.
Gardena, California 90247

59292 Doc# 3395 PAGE 464
RECORDED AT REQUEST OF
TITLE INS & TR CO - - 1
AT 8:00 A.M.
OFFICIAL RECORDS VENTURA COUNTY
NOV-7 1968 1
Robert H. ...

1904-2

DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS AFFECTING PORTIONS OF THE
REAL PROPERTY KNOWN AS TRACT 1904-2
IN THE CITY OF OXNARD
COUNTY OF VENTURA, CALIFORNIA

FEE \$ 23.60-28

THIS DECLARATION, made this 6th day of November,
1968, by R. A. WATT COMPANY, INC., a Delaware corporation (herein-
after called "Declarant"),

W I T N E S S E T H:

WHEREAS, Declarant is the record owner of the real property
described in Clause I of this declaration (hereinafter sometimes
referred to as "subject property"); and

WHEREAS, Declarant has established a general plan of develop-
ment of subject property and the lots therein for the benefit of
subject property and each and every lot, part or parcel thereof or
therein and desires to secure the uniform development of subject
property and said lots, parts and parcels in accordance with said
plan;

NOW, THEREFORE, Declarant hereby declares that subject property
and each and every lot, part or parcel thereof or therein is and
shall be owned, held, transferred, sold, conveyed, hypothecated or
encumbered, leased, rented, used, occupied, maintained, altered,
and improved subject to the limitations, covenants, conditions,
restrictions, reservations, exceptions and terms (hereinafter col-
lectively referred to as "said Covenants") hereinafter set forth,
as a part of and pursuant to a common and general plan of develop-
ment and improvement of subject property. Said Covenants shall run
with the land, and shall bind, be a charge upon, and inure to the
benefit of all of subject property and each lot, part or parcel

When recorded
return to:
BOISE CASCADE BUILDING CO.
16200 Ventura Blvd., Suite 429
Encino, California 91316

6479

RECORDED AT REQUEST OF
TITLE INS. & TR. CO.
AT 1 MIN. PAST 8 A.M.
OFFICIAL RECORDS VENTURA COUNTY
FEB - 9 1971 71

BOOK 3783 PAGE 367

Order No. 266272-FWL

[Signature]
FEE \$180 - 22

DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS,
AND RESERVATIONS AFFECTING PORTIONS OF THE
REAL PROPERTY KNOWN AS TRACT NO. 1904-3
IN THE CITY OF OXNARD
COUNTY OF VENTURA, CALIFORNIA

[Handwritten notes in circles]
Tot 240
200
130
2000

THIS DECLARATION, made this 22nd day of December, 1970,
by BOISE CASCADE BUILDING CO., a Delaware corporation (hereinafter called
"Declarant"),

W I T N E S S E T H:

WHEREAS, Declarant is the record owner of the real property described in
Clause I of this declaration (hereinafter sometimes referred to as "subject prop-
erty"); and

WHEREAS, Declarant has established a general plan of development of subject
property and the lots therein for the benefit of subject property and each and
every lot, part or parcel thereof or therein and desires to secure the uniform
development of subject property and said lots, parts and parcels in accordance
with said plan;

NOW, THEREFORE, Declarant hereby declares that subject property and each and
every lot, part or parcel thereof or therein is and shall be owned, held, trans-
ferred, sold, conveyed, hypothecated or encumbered, leased, rented, used, occupied,
maintained, altered, and improved subject to the limitations, covenants, conditions,
restrictions, reservations, exceptions and terms (hereinafter collectively referred
to as "said Covenants") hereinafter set forth, as a part of and pursuant to a common
and general plan of development and improvement of subject property. Said Covenants
shall run with the land, and shall bind, be a charge upon, and inure to the benefit
of all of subject property and each lot, part or parcel, thereof or therein and to
Declarant, its successors or assigns, and each owner of any such lot, part or parcel
and his heirs, successors, administrators, and assigns for the benefit of each such
lot, part or parcel and for the mutual benefit of all such lots, parts and parcels
and the respective owners thereof. It is the intent of the Declarant that each of
said Covenants shall be mutual and equitable servitudes upon and in favor of each
lot, part or parcel of or in subject property and the present or future owner or

[Handwritten notes in bottom left corner]

WHEN RECORDED RETURN TO:
Robert M. Deaky
Attorney at Law
4 W. Fourth Ave., Ste. 511
San Mateo, CA 94402

Book 4

FILE
\$8
4

RECORDED AT REQUEST OF:
TITLE INS. & TRUST - 71

FEB 27 8 01 AM '80

RECORDS OF
REALTY DIVISION
ROBERT L. HAMM

017803
R35603 in 104

SUPPLEMENTAL DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS AFFECTING THAT REAL PROPERTY
KNOWN AS TRACT NO. 1904-3
IN THE CITY OF OXNARD
COUNTY OF VENTURA, CALIFORNIA

THIS DECLARATION is made this 31st day of January, 1980,
by BOISE CASCADE BUILDING CO., a Delaware corporation, which was
previously named R. A. Watt Company, Inc. (hereinafter called
"Declarant").

R E C I T A L S

WHEREAS, Declarant was and is the Declarant under that
Declaration of Limitations, Covenants, Conditions, Restrictions
and Reservations Affecting Portions of the Real Property Known
as Tract 1904-3 in the City of Oxnard, County of Ventura, made
on the 22nd day of December, 1970, and recorded in Book 3783,
Page 367, in the Official Records of the County of Ventura,
State of California; and

WHEREAS, Declarant pursuant to such Declaration hereby
desires to exercise its powers under Clause V, section 1, of
such Declaration, which permits Declarant at its sole discretion
at any time to assign by supplemental declaration its powers of
removal and appointment with respect to the Architectural Review
Committee for said tract to such association or corporation as
Declarant may select and subject to such terms and conditions

This instrument filed for record by Title Insurance
and Trust Company as an accommodation only.
It has not been examined as to its accuracy or
as to its effect upon the title.

-1-

331P00-138

Boise Cascade Bldg Co
TD
Boise Cascade Bldg Co
corp

16402-RF

RECORDING REQUESTED BY:

Boise Cascade Home & Land Corporation

WHEN RECORDED RETURN TO:

Robert M. Deaky, Esq.
4 W. Fourth Ave., Ste. 311
San Mateo, CA 94402

97123

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA

SEP 1 1983 AT 8:30 AM

RICHARD D. DEAN, COUNTY RECORDER

PAID BY CK

FEE \$23.00/21

**SUPPLEMENTAL DECLARATION OF
LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS ASSIGNING POWER OF REMOVAL AND
APPOINTMENT WITH RESPECT TO THE CHANNEL ISLANDS
(OXNARD MARINAS) ARCHITECTURAL REVIEW COMMITTEE
AND FOR VESTING OF POWERS OF DECLARANT UNDER
PROVISIONS OF THE DECLARATION, WITH RESERVATIONS
AFFECTING THAT REAL PROPERTY KNOWN AS TRACT NO. 1904-3
IN THE CITY OF OXNARD, COUNTY OF VENTURA, CALIFORNIA**

THIS DECLARATION is made this 19th day of August, 1983, by
BOISE CASCADE HOME & LAND CORPORATION, a Delaware corporation,
successor in interest to BOISE CASCADE BUILDING CO., a Delaware
corporation, which was previously named R. A. Watt Company, Inc.
(hereinafter collectively designated "Declarant").

R E C I T A L S

WHEREAS, Declarant was and is the Declarant under the
Declaration of Limitations, Covenants, Conditions, Restrictions
and Reservations Affecting Portions of the Real Property Known
as Tract 1904-3 in the City of Oxnard, County of Ventura, made
on the 22nd day of December, 1970, and recorded in Book 3783,
Page 367, in the Official Records of the County of Ventura,
State of California, and by a Supplemental Declaration of Lim-
itations, Covenants, Conditions, Restrictions and Reservations
Affecting that Real Property Known as Tract No. 1904-3 in the

Boise Cascade Corp
LIWHA
ARC

USE OF PROPERTY

1.01 No lot shall be used for any purpose (including any business or commercial activity) other than for residential purposes except that the developer, for the purpose of selling lots, improved or otherwise, may use any lot owned by it for a model home or for a real estate office.

1.02 No lot shall be used to keep any animals except domestic household pets. *not*

1.03 No sign or other advertising device of any nature larger than customary and reasonable dimensions no larger than two square feet in surface area shall be placed upon any lot except as provided herein. Developer may erect and maintain on any lot owned by it any signs and other advertising devices in connection with the development and sale of lots in Mandalay Bay.

1.04 No temporary building, trailer, garage, building in the course of construction or other temporary structure shall be used, temporarily or permanently, as a residence on any lot. No trailer or boat shall be kept on a lot except within an enclosed building, or pursuant to the regulations issued by the Mandalay Bay Improvement Authority.

1.05 No clothing or other household fabrics shall be hung outside on a clothesline or similar apparatus upon any lot.

1.06 No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on

UNRECORDED RETURN TO:
Lynn T. Jones & Co.
7120 Baymead Avenue
San Diego, California
ATTN: Mr. E. W. Grayford
Order No. 273439-FVL

BOOK 3890 PAGE 352

73414

RECORDED AT REQUEST OF
Lynn T. Jones & Co.
NOV 26 1971

Nov 71

DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS

Mandalay Bay Tract 2026-2

FILE 14-17

Grand Marina Development Co., a California limited partnership, hereinafter referred to as "developer", is the owner of that real property in the County of Ventura, State of California, more particularly described in Schedule "A" attached hereto and by this reference made a part hereof, and hereinafter referred to as "Mandalay Bay". Developer intends to sell said real property, and for the benefit of it, each lot therein, or into which it may become subdivided, and for the benefit of the additionally benefited property described in Schedule "B", and for the benefit of property annexed pursuant to paragraph 2.03 hereof, developer hereby declares that Mandalay Bay is and shall be owned, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following covenants and restrictions, each of which will run with the land and be binding on all parties acquiring any right, title or interest in Mandalay Bay and each of which is for the purpose of enhancing and protecting the value, desirability and attractiveness of the property therein and the other benefited real property. As used in this declaration, Mandalay Bay shall include the property described in Schedule "A" and any annexed property or properties deemed to be part thereof in the future pursuant to paragraph 2.03 hereof. As used in this declaration, the word "lot" shall mean each of the parcels of land into which said Mandalay Bay is hereafter subdivided, shown and designated as such on any recorded subdivision map.

567-19

1795774
3954-516

RECORDED AT REQUEST OF
TITLE INS. & TR. CO.
AT 3:30 PM PAST 11 AM
OFFICIAL RECORDS DEPARTMENT COUNTY
AUG 11 1972 71

aug 11

DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS

Mandalay Bay

AUG 13 1972

Dunard Marina Development Co., a California limited partnership,
hereinafter referred to as "developer", is the owner of the real
property in the County of Ventura, State of California, more par-
ticularly described as: Lots 1 through and including 59, Tract No.
2026-2, as per map recorded in Book 58 pages 80 to 81 of Maps in the
office of the County Recorder of said county, and hereinafter referred
to as "Mandalay Bay", and hereby declares that said lots are and shall
be owned, conveyed, encumbered, leased, rented, used, occupied and im-
proved subject to the following covenants and restrictions, each of
which will run with the land and be binding on all parties acquiring
any right, title or interest in Mandalay Bay and each of which is for
the purpose of enhancing and protecting the value, desirability and
attractiveness of the property therein. As used in this declaration,
Mandalay Bay shall include the property described in Schedule "A" and
any annexed property or properties deemed to be part thereof in the
future pursuant to paragraph 2.03 hereof.

USE OF PROPERTY

1.01 No lot shall be used for any purpose (including any business or
commercial activity) other than for residential purposes except that
the developer, for the purpose of selling lots, improved or otherwise,
may use any lot owned by it for a model home or for a real estate
office.

1.02 No lot shall be used to keep any animals except domestic house-
hold pets.

1.03 No sign or other advertising device of any nature larger than
customary and reasonable dimensions no larger than two square feet in
surface area shall be placed upon any lot except as provided herein.