

the sum of \$1,000.00. All business and residence structures shall be painted, stained, brick or stuccoed on the exterior.

No tent or temporary structure shall be placed on said premises except during construction of, or after completion of, permanent building.

No part of a permanent dwelling shall be located nearer than 15 feet to the front line, nor nearer than 4 feet to the side lines, of the property, excepting on lots facing Ocean Boulevard, where such dwelling shall not be located nearer than 4 feet to the front line, nor nearer than 2 feet to the side lines.

All toilets must be inside of, or a part of, all structures erected or placed on said premises. Such toilets shall be connected with a septic tank or sewer.

Said premises shall not be used in violation of any Federal, State, County, or other law or ordinance.

Said premises shall not be sold, conveyed, rented or leased to or occupied by any person not of the Caucasian race.

That first party excepts from said granted premises the exclusive right and easement of erecting and maintaining telegraph and telephone lines and poles and electric lines and poles and water and gas pipes and lines upon and over streets and side and rear lines of said premises and to enter said premises to construct and repair said lines, provided the least possible damage is done to improvements thereon.

The above restrictions shall remain in force until 1945, excepting the aforementioned race clause which shall run with the land forever.

A breach of the foregoing reservations and restrictions shall cause said premises to revert to the grantor, with the right of immediate re-entry.

It is provided that a breach or re-entry shall not render invalid the lien of any mortgage or deed of trust; but said reservations and restrictions shall be binding upon any owner by foreclosure or otherwise as to any breach occurring after acquirement of title.

It is further understood and agreed that the premises herein described are a part of a subdivision known as Tract 24, and that said reservations and restrictions are a part of a general plan of restrictions common to all the lots of said tract, and are intended for the mutual benefit of each and every of such lots.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Marie F. Berryman

STATE OF CALIFORNIA,)
COUNTY OF San Luis Obispo) ss.

On this 27th day of June, in the year one thousand nine hundred and forty-five, before me, J.E. McClure, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Marie F. Berryman known to me to be the person described in, and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J.E. McClure
Notary Public in and for the County of
San Luis Obispo, State of California.

RECORDED AT REQUEST OF Security Title Ins. and Guarantee Co. JUL 2 1945 at 45 min. past 10 o'clock A.M. in Vol. 383 of Official Records page 416 San Luis Obispo County, California

W.L. Ramage County Recorder
By Mary C. Sparman Deputy Recorder

NOV 1945