

RECORDING REQUESTED BY:

Burke, Smith, Helenius & Hayes
A Law Corporation
P.O. Box 1446
San Luis Obispo, CA 93406

WHEN RECORDED RETURN TO:

Same as Above

9/06/84 231 4
DOC. NO 47848
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

SEP 6 1984

FRANCIS M. COONEY
County Clerk-Recorder

TIME 4:10 PM

FIRST AMENDMENT TO
AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS

FOR TRACT NO. 681

This is a First Amendment to the Amended and Restated Declaration of Restrictions, made this 31st day of August, 1984, by Inventio Corporation, a California corporation, hereinafter referred to as "Declarant". This First Amendment amends paragraph 1 of the Amended and Restated Declaration of Restrictions for Tract No. 681 recorded in the Office of the County Recorder of San Luis Obispo County as Document No. 21282, at Volume 2409, pages 11 through 26 on May 25, 1982.

WHEREAS, Declarant is the owner of a majority of the lots or parcels situated in the County of San Luis Obispo, State of California, designated as Lots 1 through 19, Tract No. 681, as per plat recorded in Book 10 of Maps, Pages 94, Official Records of San Luis Obispo County; and

WHEREAS, this First Amendment has been approved by the affirmative vote of a majority of the owners of the lots or parcels in Tract No. 681; and

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WHEREAS, Declarant intends to sell the above described property, restricting it in accordance with a common plan designed to preserve the value and residential qualities of said land, for the benefit of its future owners.

NOW, THEREFORE, Declarant declares that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied, subject to the covenants and restrictions set forth in the Amended and Restated Declaration of Restrictions for Tract No. 681 recorded in the Office of the County Recorder of San Luis Obispo County as Document No. 21282 at Volume 2409, pages 11 through 26 on May 25, 1982 and this First Amendment thereto, expressly and exclusively for the use and benefit of said property and of each and every person or entity who now or in the future owns any portion or portions of said real property.

1. No lot shall be used except for residential purposes. With the exception of lots 18 and 19, no building shall be erected, placed, or permitted to remain on any lot or parcel except for one single family residence per lot of not less than 2,000 square feet, one garage for not more than four (4) automobiles per lot, one (1) guesthouse per lot, and one (1) out-building, barn or shed per lot. In the case of lots 18 and 19 only, two single family residences of not less than 2,000 square feet will be permitted, including two separate garages for not

more than four (4) automobiles for each garage, two (2) separate guest houses, and two (2) outbuildings, barns, or sheds. Any barn, shed, or other outbuilding constructed under this provision shall be of good and durable quality and shall be maintained to insure that it remains in good condition.

IN WITNESS WHEREOF, Declarant Inventio Corporation has executed this First Amendment to Amended and Restated Declaration of Restrictions the day and year first above written.

INVENTIO CORPORATION

By John Kuden
JOHN KUDEN, President

By J. Edmund Smith
J. EDMUND SMITH, Secretary

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.

On August 31, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN KUDEN and J. EDMUND SMITH, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the President and Secretary of the Corporation that executed the within instrument 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.



Melinda S. Tardiff
NOTARY PUBLIC, IN AND FOR
THE STATE OF CALIFORNIA