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GENERAL MODIFICATION OF RESTRICTIONS AND  
ASSIGNMENT OF RIGHTS AND POWERS  
CONCERNING TRACT 15944

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NOTICE IS HEREBY GIVEN OF THE FOLLOWING:

- A (1) The undersigned, HARRY M. EICHELBERGER, JR., and EICHELBERGER & HARWOOD, INC., a California corporation, jointly are the "Declarant" in the Declaration of Establishment of Protective Covenants and Restrictions on Tract 15944, dated July 10, 1953, and recorded on July 13, 1953, as document 3215 in Book 42199, p. 393, Official Records of Los Angeles County (referred to hereinbelow as "Restrictions" or "Declaration").
- (2) The undersigned HARRY M. EICHELBERGER, JR., BEN HARWOOD and GEORGE B. HYLAND, are all of the incumbent and only members of the "Art Jury" for tract 15944, all duly appointed by the undersigned HARRY M. EICHELBERGER, JR., respectively by the also undersigned ALVIN T. SCHWEINNESSEN (who signed these presents to express his approval) under Section 1 of Article III of said Declaration (referred to hereinbelow as "the Art Jury" or "the outgoing Art Jury").
- (3) Said Tract 15944 in the City of Los Angeles, County of Los Angeles, State of California, consists of lots 1 to 28, both inclusive, as per map recorded in Book 481, pages 4 and 5, of

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Maps, in the office of the County Recorder of said County.

- B (1) to (4) Reference is made to the instrument entitled "General Modification of Restrictions and Assignment of Rights and Powers Concerning Tract 19890, dated August 25, 1960, and recorded on August 26, 1960, as document 3650, Official Records of Los Angeles County. The full text of paragraphs (1) through (4) of point B of said instrument is incorporated here as if set forth here verbatim, with the understanding, however, that references made there to "said Restrictions" or "said Declaration" shall refer to the Declaration for Tract 15944 cited in point A(1) hereinabove, that the words "Subsection (b) of Section 1 of Article IV", "Section 6 of Article V", "Subsection (b) of Section 4 of Article IV" and "Section 3 of Article IV" shall read "Section 1 of Article III", "Section 6 of Article IV", "Subsection (b) of Section 4 of Article III", and "Section 3 of Article III", respectively, and that references made there to "Tracts 15944 and 15948" shall read "tracts 19890 and 15948."
- (5) Reviewing the text of said Declaration the undersigned found that in Section 4 of Article III an oversight occurred, namely, that inadvertently it was omitted to state that the basic prohibitions set forth in Article I are unrevokable, that is, not subject to the Art Jury's general modification powers, which protection the undersigned believe the landowners are entitled to. For this reason such a statement is hereinbelow

inserted in its proper place, thus making this portion of the restrictions identical with that for Tracts 15948 and 19890. The convenience and necessity of a general revision and adaptation to the better working of the tract 19890 Declaration is also acknowledged by the undersigned, especially that of inserting a set of definitions as Article I (shifting up the numbering of the other Articles), and of replacing the outdated term "Art Jury" by the more neutral "Tract Committee." This adaptation and rearrangement virtually will not alter the meaning of the original provisions and it is deemed advisable not to effect it by piecemeal modifications.

- C (1) For the reasons and considerations set forth in the preceding point B, the undersigned Declarant, pursuant to Section 6 of Article IV of said Declaration, does hereby vest in, and quitclaim, assign, transfer, surrender and convey to, said Association, all rights and powers heretofore held by Declarant, EXCLUDING, however, the Reversionary Rights established by Section 2 of Article IV of said Declaration and still owned by Declarant, which rights shall be conveyed to the Association later, upon its request, and by separate instrument, and ALSO EXCLUDING Declarant's rights established by Sections 2, 5 and 7 of Article I of said Declaration.

(2) For the reasons and considerations set forth above in point B, the undersigned outgoing Art Jury, under its powers of interpretation and modification vested in it pursuant to Section 3 and Subsection (b) of Section 4 of Article III of said Declaration, which powers it is authorized to exercise "without the consent of any corporation, association, individual or lot owner", does hereby, in cooperation with, and with the approval of the undersigned Declarant and of ALVIN T. SCHWENNESEN, add to, interpret, amend, change and modify said Declaration as follows:

Beginning with the second paragraph of the preamble preceding Article I ("Declarant hereby certifies....") the entire text of the Declaration for Tract 15944 cited in point A (1) hereinabove is deleted and replaced by the text of the Declaration for Tract 19890, likewise beginning with the second paragraph of the preamble, as such text is now constituted according to the Declaration dated January 31, 1958, recorded February 3, 1958, as document 2874, in Book 56464, p. 64, Official Records of Los Angeles County, as modified by an instrument dated March 9, 1960, recorded March 11, 1960, as document 1480 in Book M 465, p. 782, Official Records of Los Angeles County, and as further modified by the instrument dated August 25 1960, cited in point B (1) to (4) hereinabove. However, the following exceptions apply:

(a) In Article III, Section 1, the same insert added to the original Tract 15944 restrictions by the instrument recorded February 24, 1955, Book 47002, page 250, is added after the word "thereto".

(b) In Article III, Section 2, the insert added by said instrument dated March 9, 1960, is omitted (it refers only to tract 19890.)

(c) In Article III, Section 5, first paragraph, the words "2000 square feet" (which refer only to tract 19890) are deleted and replaced by "1500 square feet", that is, the heretofore established minimum size of homes for Tract 15944 remains unchanged.

(d) In Article III, Section 10, subsection (b) is omitted (it refers only to tract 19890), that is, as before, there are no roof pitch requirements for Tract 15944.

DATED: August 29, 1960.

THE DECLARANT:

THE ART JURY FOR TRACT 15944

Harry M. Eichelberger, Jr.  
Harry M. Eichelberger, Jr.

Harry M. Eichelberger, Jr.  
Harry M. Eichelberger, Jr.

and

EICHELBERGER & HARWOOD, INC.

By Harry M. Eichelberger, Jr.  
Harry M. Eichelberger, Jr. President

Ben Harwood  
Ben Harwood

George B. Hyland  
George B. Hyland

By Alberta Nolen  
Alberta Nolen, Secretary

Approved by me:

Alvin T. Schwennesen  
Alvin T. Schwennesen

523 5-56 (Individual)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} SS.

On AUGUST 29, 1960

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harry M. Eichelberger, Jr.

as Declarant & Art Jury Member; also BEN HARWOOD, GEORGE B. HYLAND, and ALVIN T. SCHWENNESEN

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Martin Slapak  
MARTIN SLAPAK, Notary Public in and for the County of Los Angeles, State of California  
My Commission Expires April 20, 1963

524 5-56 (Corporation)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} SS.

On August 29, 1960

before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRY M. EICHELBERGER, JR.

known to me to be the ALBERTA NOLEN Secretary of

the Corporation that executed the within instrument, known to me to be the persons who 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.  
(Seal) Martin Slapak  
MARTIN SLAPAK, Notary Public in and for the County of Los Angeles, State of California  
Notary Public in and for the County of Los Angeles, State of California  
My Commission Expires April 20, 1963

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