

87 275765

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA.

1987 MAY 19 AM 11:25

VEPA L. LYNE
COUNTY RECORDER

87-275765

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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Pardee Construction Company
12760 High Bluff Drive, Suite 140
San Diego, California 92130

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA
Attention: Barbara Bail

1135004

RF	6
AR	4
MG	1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS AND ANNEXATION

OF

N. C. W. NEIGHBORHOOD 3 UNIT NO. 13

TO

DEL MAR HIGHLANDS NEIGHBORHOOD HOMEOWNERS' ASSOCIATION

PREAMBLE

THIS SUPPLEMENTARY DECLARATION, made by PARDEE CONSTRUCTION COMPANY, a California corporation, hereinafter referred to as "GRANTOR", being the owner of that certain real property subject to this Supplementary Declaration and herein after more particularly described.

W I T N E S S E T H :

WHEREAS, PARDEE CONSTRUCTION COMPANY, a California corporation, is the owner of certain property located in the County of San Diego, State of California, described as follows:

Lots 11 through 49, inclusive, and Parcel F of N.C.W. Neighborhood 3 Unit No. 13 in the City of San Diego, County of San Diego, State of California, as per Map No. 11445 recorded on February 12, 1986, in the Office of the County Recorder of San Diego County, State of California.

WHEREAS, GRANTOR has recorded that certain Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands on November 7, 1983 in the Official Records of San Diego County, California, as File/Page 83-403114;

WHEREAS, GRANTOR has recorded that certain Declaration of Covenants, Conditions and Restrictions for N.C.W. Neighborhood 3 Unit No. 13 on May 19, 1987 in the Official Records of San Diego County, California, as File/Page 275764;

WHEREAS, Article X, Section 14 of the Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands in San Diego County, California, recorded November 7, 1983 in the Official Records of San Diego County, California, as File/Page 83-403114, provides that additional real property may be annexed by Grantor and made a part of the Project;

NOW, THEREFORE, the Grantor hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of said property, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of said property and every part and portion thereof. All of said limitations, covenants and restrictions shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in said property or any part thereof, whether as sole owners, lessees, tenants, occupants or otherwise.

ARTICLE I

DESCRIPTION OF LAND AND IMPROVEMENTS

Section 1.01 Subject Property:

The real property subject to said covenants, conditions and restrictions is located in the County of San Diego, State of California, described as follows:

Lots 11 through 49, inclusive, and Parcel F of N.C.W. Neighborhood 3 Unit No. 13 in the City of San Diego, County of San Diego, State of California, as per Map No. 11445 recorded on February 12, 1986, in the Office of the County Recorder of San Diego County, State of California.

Section 1.02 Annexation:

Pursuant to Article X, Section 14 of the Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands in San Diego County, California, recorded November 7, 1983 in the Official Records of San Diego County, California, as File/Page 83-403114, Subject Property shall be annexed to the properties and added to the scheme of said Declaration and subject to the jurisdiction of the Association at the close of the first sale of a Subdivision Interest by Declarant in Subject Property. Assessments will commence on the first of the month following the first closing in the Subject Property.

Section 1.03 Definitions:

1. The term "Common Area" as defined in Article 1, Section 5, of the Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands shall include the following:

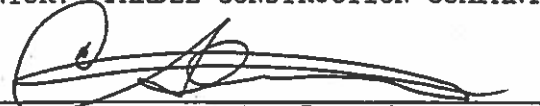
- (i) Parcel F of N.C.W. Neighborhood 3 Unit No. 13 as per Map No. 11445 recorded on February 12, 1986, in the Office of the County Recorder of San Diego County, California.

2. The term "Real Property" as defined in Article 1, Section 20, of the Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands shall include the Subject Property as described above.

3. The term "Subdivision Interest" as defined in Article 1, Section 24, of the Declaration of Covenants, Conditions and Restrictions for Del Mar Highlands shall include each of Lots 11 through 49, inclusive, of N.C.W. Neighborhood 3 Unit No. 13 in the City of San Diego, County of San Diego, State of California, as per Map No. 11445 recorded on February 12, 1986, in the Office of the County Recorder of San Diego County, State of California.

IN WITNESS WHEREOF, GRANTOR has executed this SUPPLEMENTARY DECLARATION this 5th day of May, 1987.

GRANTOR: PARDEE CONSTRUCTION COMPANY

By 
C. S. DeLette, Vice President

By 
Barbara Bail, Assistant Secretary

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On May 5, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared C. S. DeLette, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and Barbara Bail, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant 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.

Anniemary Lloyd
Signature

