

**RSF Protective Covenant, Par. 153. Section 28--Par. 164)**

Par. 153. Section 28. General Requirements as to Architecture. (a) To preserve the attractiveness of the said property and to prevent the erection, alteration or maintenance of buildings of undesirable and inharmonious design that would depreciate neighboring property, there are hereby established and defined for said property certain districts combining the usual architectural forms as follows: Type I - Architecture Districts Type II - Architecture Districts Type III - Architecture Districts, as herein further defined and limited, with locations, extent and boundaries thereof as herein defined or as may be defined and established in supplemental declarations or restrictions 40 hereafter filed for record with said County Recorder. No building or structure shall be erected, constructed, altered or maintained on said property or any part thereof, except in conformity with the regulations herein provided for the Type of Architecture District in which said building or structure is located. Par. 154. (b) A design must be reasonably good in order to be approved by the Art Jury. A poorly designed example of architecture, regardless of its proposed cost, shall be disapproved. Par. 155. (c) Materials, color and forms must be used honestly, actually expressing what they are, and not imitating other materials (such as tin, tile, wood and sheet metal, shamming stone, etc.), as for instance, wood being treated frankly as wood and not in imitation of stone, wherever it is used. In this hilly country, roofs will be much seen from above, and their form and color are important to the success and attractiveness of the property. The design of the building must be such as will, in the opinion of the Art Jury, be reasonably appropriate to its site and harmonize with its surroundings. The word "type" is used rather than "style" because attempts to reproduce "archaeological" or "period" styles shall be discouraged. Par. 156. Section 29. Type I Architecture Districts. In Type I Architecture Districts buildings or structures shall conform to the following general requirements and definitions, subject to the discretion of the Art Jury: Par. 157. Type I shall be that distinctive type of architecture which for several decades has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climatic conditions along the Mediterranean or at points in California, such as Monterey. Par. 158. Color: Generally light in tone (of shades to be approved for each individual case). Par. 159. Materials: Plaster, adobe or stucco exterior wall surfaces of a durable construction or concrete, stone or an approved artificial stone are to be preferred. Texture and finish of plaster or exterior to be approved by the Art Jury for each individual case. Par. 160. Roofs: Low pitched roofs are desired in Type I districts, preferably not steeper than thirty (30) degrees and never to exceed thirty five (35) degrees maximum. Roofs shall be of tile, shingles or shakes of a color and type approved by the Art Jury. Roof, if flat, enclosed by parapet walls. Paper or other prepared roofings of these flat roofs to be sprinkled with gravel or other material generally light in tone, approved by the Art Jury. Par. 161. Section 30. Type II Architecture Districts. In Type II Architecture Districts, buildings and structures shall conform to the same general requirements as in Type I Architectural Districts, provided that the main roof of all structures in Type II Architecture Districts shall be burned of clay tile of a color, shape and texture approved by the Art Jury. Par. 162. Section 31. Type III Architecture Districts. In Type III Architecture Districts all buildings or structures shall conform to the requirements of Type I, and of a general group design and color scheme prepared under the direction of the Art Jury, for

any and all buildings and structures to be erected in said Type III District, which said design shall indicate the general spacing of bays or openings, exterior facades, roof lines, gables and towers. No building or structure shall be erected, constructed, altered or maintained on any lots in said District except in conformity with said design color scheme, as interpreted by the Art Jury.

ARTICLE V Duration, Enforcement, Amendment 41 Par. 163. Section 1 (As amended in 1930). Duration of Restrictions. All of the restrictions, conditions, covenants, reservations, liens, and charges set forth or provided for in this covenant shall continue and remain in full force and effect at all times against said property and the owners thereof, until January 1, 1950, and shall as then in force be continued automatically and without further notice from that time for a period of twenty years, and thereafter for successive periods of twenty years each without limitation, unless within the six months prior to January 1, 1950, or within the six months prior to the expiration of any successive twenty-year period thereafter a written agreement executed by the then record owners of more than two-thirds in area of said property, exclusive of streets, parks and open spaces, be placed on record in the office of said County Recorder, by the terms of which agreement any of said conditions, restrictions, covenants, reservations, liens or charges are changed, modified, or extinguished in whole or in part as to all or any part of the property subject thereto, in the manner and to the extent therein provided. In the event that any such written agreement of change or modification be duly executed and recorded, the conditions, restrictions, covenants, reservations, liens and charges as therein modified shall continue in force for successive periods of twenty years each unless and until further changed, modified or extinguished in the manner herein provided. The provisions of this section shall be subject at all times to the right of change or modification in the manner set forth in Sections 2 and 3 of this Article. Par. 164. Section 2 (As amended in 1930). Modification of Basic Restrictions. Amendment, change, modification or termination of any of the conditions, restrictions, reservations, covenants, liens or charges set forth and established in any part of this instrument except in Article VI hereof may be made by mutual written agreement between the then owners of record of not less than two-thirds in area of said property and lot less than two thirds in number of all of the then owners of the record title of said property, and the Association, duly executed and placed of record in the office of said County Recorder.