

"CLAUSE SEVEN"

Restrictions Regarding Subdivisions and SIZE OF LOTS:

No lot shall be resubdivided into building plots having less than 5000 square feet of area or a width of less than fifty feet each, nor shall any building be erected on any lot or building site which has an area of less than 5000 square feet or a frontage at the building line of less than fifty feet.

The restrictions declared in this CLAUSE SEVEN, however, shall apply only to the subdivision or resubdivision of existing lots and shall not apply to nor restrict the erection of a building upon any lot or lots designated and delineated in that certain map entitled "ORINDA OAKS" filed for record in the office of the Recorder of Contra Costa County, State of California, in Book 19 of Maps, at page 466 thereof, and which said lot or lots have a area or frontage less than specified in this CLAUSE SEVEN.

"CLAUSE EIGHT"

There shall not at any time be erected, permitted or maintained, upon said property any saloon or place for the sale or manufacture of malt, vinous, spirituous or intoxicating liquors, any foundry, blacksmith shop, repair shop or manufacturing of any kind, or undertaking establishment, crematory, hospital, public baths, sanitariums, asylum or institution of like or kindred nature, any cattleyard, corral, slaughterhouse, hog pen, any public or livery stable, nor shall any noxious or offensive trade or business, or any other noxious or offensive use whatsoever, of said property, or any part thereof, be permitted to be carried on or maintained thereon, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

"CLAUSE NINE"

No person or persons whose blood is not entirely that of the caucasian race shall be permitted to use or occupy said property, or any part thereof, or to live upon said property or any part thereof, except in the capacity of domestic servants of the occupant thereof.

"CLAUSE TEN"

Approval of Plans & Signs

No building, wall, fence, or other structure shall be erected or moved onto any lot, nor shall the erection thereof be commenced, nor shall any alteration of the exterior structure for which it is necessary to secure a permit from a public authority, be made or commenced until the design and location thereof have been approved in writing by a committee appointed by the declarant, or her heirs, or assigns, and, provided further, that in the event such committee is not in existence, or shall fail to approve or disapprove said design or location within thirty days after application being made therefor to said committee, or any member thereof, then such approval shall not be required, provided the design and location of the structure on the lot conform to and are in harmony with existing structures in the tract.

No more than one sign nor larger than eighteen inches by two feet, limited to a "for sale" or "for lease" announcement, may be erected, maintained or displayed on any lot without the consent in writing of the declarant.

"CLAUSE ELEVEN"

Cost and Ground Floor Area

No dwelling shall be permitted on any of the lots in this Declaration mentioned and described, which shall cost less than \$3000.00, and the ground floor area thereof, exclusive of garage, patios, terraces and porches shall not be less than 750 square feet in the case of a one story structure, nor less than 600 square feet in the case of a one and one-half or two story structure.

"CLAUSE TWELVE"

Easements.

The rear five feet of each lot shall be subject to a perpetual easement for the execution, installation, construction and maintenance of any public or quasi public utility.

"CLAUSE THIRTEEN"

As soon as public sewers are available for the disposal of sewage from said lots, said public sewers shall be used for the disposal of sewage from said lots, and until public sewers are available, as aforesaid, sewage from any of said lots shall be disposed of by means of individual septic tanks (that is, there shall be at least one septic tank for each dwelling) connected with patented toilets. Said septic tanks shall be constructed and located in accordance with such recommendations of the Department of Public Health of the State of California, as shall be in effect at the time of the construction of said septic tanks and the construction and location on the lot of septic tanks shall be approved by such Public Health authority as shall have jurisdiction. There shall be no duty or obligation on declarant to furnish or pay for any sewerage, public or otherwise.

"CLAUSE FOURTEEN"

Scope and Duration of Conditions and Restrictions

All of the conditions and restrictions set forth in this Declaration are imposed