

upon said property for the direct benefit thereof as part of a general plan of development, improvement, building, occupation and maintenance hereby adopted therefor by declarants; and said conditions and restrictions shall run with the land and continue and be in full force and effect until January 1st, 1965, and may, as then in force, be extended as to all or part of said property from that time for a period not exceeding twenty (20) years, and thereafter for successive periods of not more than twenty (20) years each without limitation, by the assent, evidenced by appropriate agreement entitled to record, entered into by the owners of not less than sixty-five (65%) per cent in area of said property, exclusive of streets, parks, and open spaces intended for the general use of the owners of said property, which shall become effective only upon the recordation of such agreement in the office of the County Recorder of the County of Contra Costa, State of California.

"CLAUSE FIFTEEN"

All of the conditions, covenants and restrictions contained in this Declaration shall be construed together, but if it shall at any time be adjudged that any one of the same, or any part thereof, is invalid, no other condition, covenant or restriction shall be thereby affected or impaired.

"CLAUSE SIXTEEN"

The provisions contained in this Declaration shall bind and inure to the benefit and be enforceable by declarant and her successors, or assigns, or by the owner or owners of any part of said property, their and each of their legal representatives, heirs, successors, and assigns, and failure by declarant, her successors, or assigns, or any property owner, or their legal representatives, heirs, successors, or assigns, to enforce any of such covenants, conditions or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter and such failure shall not fix or place upon declarant, her successors or assigns, or any property owner, or either or any of them, any responsibility or liability of any kind or character to any owner of said property, or any part thereof.

IN WITNESS WHEREOF, the declarant has hereunto set her hand, this 31st day of May, 1940.

Nora Murphy

State of California)
County of Alameda)ss.

On this 31st day of May in the year One Thousand Nine Hundred and Forty, before me, Haig T. Toomajian, a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared Nora Murphy, known to me to be the person described in and whose name is subscribed to the within instrument, Declaration of Conditions and Restrictions, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

Haig T. Toomajian

((((NOT'L SEAL))))

Notary Public in and for said County of Alameda,
State of California.

I, we, the owners of Lot No. 1 in Block F, as laid down and delineated on that certain Map entitled, "ORINDA OAKS" filed December 16th, 1924, in Block 19 of Maps, page 466 thereof, in the office of the County Recorder of Contra Costa County, do hereby join in, assent to, and agree to be bound by the terms and provisions of the within and foregoing Declaration of Restrictions.

Melvane Chambless

ACKNOWLEDGMENT:

I/we, the owners of Lot No. 2 in Block F, as laid down and delineated on that certain Map entitled, "ORINDA OAKS" filed December 16th, 1924, in Block 19 of Maps, page 466, thereof, in the office of the County Recorder of Contra Costa County, do hereby join in, assent to, and agree to be bound by the terms and provisions of the within and foregoing Declaration of Restrictions.

James A. Chambless

ACKNOWLEDGMENT:

I/we, the owners of Lot No. 3 in Block F, as laid down and delineated on that certain Map entitled, "ORINDA OAKS" filed December 16th, 1924, in Block 19 of Maps, page 466, thereof, in the office of the County Recorder of Contra Costa County, do hereby join in, assent to, and agree to be bound by the terms and provisions of the within and foregoing Declaration of Restrictions.

Mrs. Fannie B. Chambless

ACKNOWLEDGMENT:

I/we, the owners of Lot No. 25 in Block F, as laid down and delineated on that certain Map entitled, "ORINDA OAKS" filed December 16th, 1924, in Block 19 of Maps, page 466 thereof, in the office of the County Recorder of Contra Costa County, do hereby join in, assent to, and agree to be bound by the terms and provisions of the within and foregoing Declaration of Restrictions.

Pearl Chambless

ACKNOWLEDGMENT: