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When recorded mail to:

Mark J. Smith
4565 Orcutt Expressway
Santa Maria, CA 93454

1 15/1979 9.0

**DECLARATION OF ESTABLISHMENT OF PROTECTIVE
COVENANTS RESTRICTIONS AND CONDITIONS OF
TRACT 12,735**

Know all men by these present:

That the undersigned, Mark J. Smith and Dorothy W. Smith,
are the sole owners in fee of the real property subdivision
described as follows:

Lots 1 through 168 inclusive, of Tract No. 12,735 in the
County of Santa Barbara, State of California as shown on map
filed in Book 97, Pages 30 to 34 of Maps in the office
of the Santa Barbara County Recorder.

Declarant hereby certifies and declares that it has established
and does hereby establish a general plan for the improvement,
development, protection and maintenance, to encourage the best
use and most artistic construction and erection of tasteful and
attractive homes, to secure and maintain adequate set-back lines,
and in general adequately to provide for improvements of high
type and quality, declarant does hereby establish and impose
upon the said tract and all of the various lots contained therein
provisions, conditions, restrictions, covenants, easements and
reservations upon and subject to which each and all lots in said
tract shall be held, occupied, leased sold and/or conveyed by
declarant or its successors, and/or by the record owners thereof,
each and all of which is and are for the benefit of said tract
and each and every lot therein, and of each owner of one or more
lots therein and shall apply to and bind the respective successors
in interest of declarant, and are and each of which is imposed
upon said tract and each and every lot therein, as the dominant
tenement or tenements, as follows, to wit:

Article I -- General Restrictions

Section 1 - Uses Other Than Residential Prohibited

All of the lots in said tract shall be used only for residential
purposes as herein provided, and no part of said tract and no
lot therein shall be used or caused to be or permitted or auth-
orized in any way, directly or indirectly, to be used, for any
business or profession or for any commercial, manufacturing,
mercantile, storing, vending, civic, education, religious,
medical, hospital, or other non-residential purpose, or for the
manufacturing or sale of malt, vinous or spiritous liquors, or
for the carrying on of any noxious activity or pursuit, or any
act or thing which may be or become an annoyance or nuisance to
the neighborhood.

CC&R'S

No 496

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