

My name is Robert Stiles.

I've provided the Clerk 9 copies of the following:

The Declaration of Tract Restrictions for Tahoe Paradise Addition Unit No. 1

My Tax Information showing Proof of Ownership within Tahoe Paradise Addition Unit 1

Glossary Page from a Draft of El Dorado County Code page 18

I'm here today to notify the Board of Supervisors that El Dorado County is in direct violation of Tahoe Paradise Addition Unit 1 restrictions, covenants and conditions as set forth and recorded on July 15, 1965. Per the attached Restrictions, on line 13, page 3, these covenants, restrictions and conditions shall run with the land until June 30, 1989, at which time the same shall be extended for successive periods of ten years, unless by a duly executed and recorded statement the then owners of 50% or more of the lots in said subdivision elect to terminate or amend said restrictions – of which from my own due diligence they have not done so. Please note as follows:

Page 1, Line 1 – No building other than one detached single family "private residence", a private garage for the use of the occupants of such residences and other usual and appropriate outbuildings, strictly incident and appurtenant to a "private residence", shall be erected or maintained on any lot or plot in said subdivision...

Paragraph two, Page 1, Line 1 – the term "Private Residence" is intended to exclude every form of multi-family dwelling, boarding or **lodging house**, sanitarium, hospital and the like, but is not intended to exclude servants premises.

Page 2, Line 6 – No mercantile, **commercial** or manufacturing business shall be maintained or operated on any of said lots, **nor** shall any **nuisance** be maintained thereon.

Page 2, Line 10 – No noxious or offensive trade or activity shall be carried on upon any lot **nor** shall anything be done thereon which may be or become an annoyance or **nuisance** to the neighborhood.

Question

For over two years, two lodging facilities, or vacation home rentals within Tahoe Paradise Addition Unit 1 have created an adverse impact on my life and my entitlement to the quiet enjoyment of a private residence. The Board of Supervisors need only contact the EDC Sheriff's Department or Cherie Raffety for confirmation these lodging facilities prohibited by our CC & R's are in fact a nuisance to my life. Even EDC defines vacation home rentals as lodging facilities engaged in the provision of commercial lodging. Would the Board of Supervisors explain why then is EDC allowed to violate my neighborhood CC & R's by Permitting commercial lodging facilities which have, and are a nuisance and annoyance to me, a lot owner of Tahoe Paradise Addition Unit 1?

"Covenants and restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons"

OFFICE OF THE
EL COMPTON COUNTY CLERK
RECORDS SECTION
INTER-COUNTY TITLE CO.

DECLARATION OF TRACT RESTRICTIONS

JUL 15 11 11 AM 1965

TAHOE PARADISE ADDITION UNIT NO. 1

JAMES W. WILSON
COUNTY RECORDER

LAKE TAHOE MORTGAGE AND LOAN, INC., a California Corporation, herein designated Declarant owners of certain lots and parcels of land situated in the County of El Dorado, State of California, known and described as follows:

Lots 1 through 132, both inclusive, of Tahoe Paradise Addition Unit No. 1 as shown on the Official Map of Tahoe Paradise Addition Unit No. 1, recorded July 15, 1965 in the Official Records of El Dorado County, California, in Book 0 of Maps, Map No. 12.

do hereby certify and declare that they have established and do hereby establish the following restrictions, covenants, and conditions subject to which all lots, parcels and portions of said subdivision shall be held, used, leased, sold and conveyed, each of which is for the benefit of said property and of each and every lot and parcel thereof and shall apply to and bind the respective heirs, executors, administrators, successors in interest and assigns of Declarants as follows:

1. No building other than one detached single family private residence, a private garage for the use of the occupants of such residence and other usual and appropriate outbuildings, strictly incident and appurtenant to a private residence, shall be erected or maintained on any lot or plot in said subdivision, and subject to said exceptions as the site and the grounds of a private residence shall be made of any lot or plot therein, except that declarant, its successors, or assigns reserves the right to deed any lot or lots covered by this Declaration of Restrictions to a water company for the purpose of drilling wells and distributing water. Said water company shall have the right to erect any appropriate and necessary structures for the distribution of water.

The term "private residence" is intended to exclude every form of multi-family dwelling, boarding or lodging house, sanitarium, hospital and the like, but is not intended to exclude servants premises.

2. The ground floor area of the main structure, exclusive of one or more story, open porches and garages or outbuildings, shall be not less than 900 square feet on Lots 15 through 66, both inclusive, and not less than 1000 square feet on Lots 1 through 14, and Lots 67 thru 132, all inclusive.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet nor a width of less than 60 feet at the front building setback line except that a residence may be erected or placed on any original lot as shown on the recorded plat.

4. The location of a building on any residential building plot shall be in accordance with the Subdivision and Zoning Ordinances of the County of El Dorado.

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5. No trailer, basement, tent, shack, garage or other outbuildings shall be used as a temporary or permanent residence, nor shall any residential structure be moved onto said subdivision from any other location. When the erection of a structure is once begun, the work thereon must be prosecuted diligently and said structure must be completed within a reasonable time.

6. No mercantile, commercial or manufacturing business shall be maintained or operated on any of said lots, nor shall any nuisance be maintained thereon.

7. Easements are reserved as shown on the recorded plat for utility installation and maintenance.

8. Declarant reserves for themselves, their successors and assigns, the right to issue easements and rights of way for public utility use across any lot in said subdivision; provided, however, that said right of way shall be located between the perimeter boundary of the lot and an interior line parallel or concentric with said perimeter boundary and distant not more than ten feet therefrom. Public Utility use under this reservation shall include construction and maintenance of electric power wires, telephone wires, water pipes, gas pipes, sewer pipes and drainage pipes or ditches, together with their appurtenances.

The perimeter boundary of the lot shall be the boundary shown on the recorded subdivision map, exclusive of any portion of any area deeded or dedicated to the local governing body for road or street purposes.

9. If any restriction, covenant or condition herein specified, or any part thereof is invalid or for any reason becomes unenforceable, no other restriction, covenant or condition, or any part thereof, shall be thereby affected or impaired.

10. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

11. Nothing contained in this Declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but title to any property subject to this Declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall be thereafter held subject to all the restrictions and provisions hereof.

12. The various restrictive measures and provisions of this declaration are declared to constitute mutual equitable covenants and servitudes for the protection and benefit of each lot in said subdivision, and failure by the Declarant or any other person or persons entitled so to do to enforce any measure of provision upon violation thereof shall not stop or prevent enforcement thereafter or be deemed a waiver of the right to do so.

13. These covenants, restrictions and agreements shall run with the land and shall continue in full force and effect until June 30, 1989, at which time the same shall automatically be extended for successive periods of ten (10) years, unless by a duly executed and recorded statement the then owners of fifty percent (50%) or more of the lots in the said subdivision, as shown on the recorded map thereof, elect to terminate, or amend said restrictions in whole or in part. Declarant, his heirs, successors or assigns may institute action against any party breaching the herein contained covenants.

14. Each grantee of a conveyance or purchaser under a contract or agreement of sale by accepting a deed or a contract of sale or agreement of purchase, accepts the same subject to all of the covenants, restrictions, easements and agreements set forth in this Declaration and agrees to be bound by the same.

Damages for any breach of the terms, restrictions and provisions of this Declaration are hereby declared not to be adequate compensation, but such proceedings by this Declarant, or by an owner or owners of any other lots or lot in said subdivision.

15. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent; or signs used by a builder to advertise the property during the construction and sale period.

16. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose, except as contained in Paragraph 20 hereof.

17. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

18. No individual water supply system shall be permitted on any lot.

19. All lavatories and/or toilets shall be built indoors and connected with such outside sewage disposal system as allowed by permit from the Health Department of the County of El Dorado until such time as a sewer may be maintained, at which time, the purchaser, his heirs, successors or assigns agrees to connect said premises therewith.

20. On Lots 1 through 14, all inclusive, all the area to the rear of a line 100 feet deep from the front lot lines as shown on the recorded map of this subdivision may be used to keep horses confined into said area, provided that the horses are used strictly for the pleasure of the lot owner, provided the horse or horses are in no way used for commercial purposes, and provided further that on Lots 13 and 14 said area shall be to the south of that 15 foot Drainage Easement as shown of the official map hereof. Provided further that no boarding or breeding of horses is carried on, and that the hereinabove mentioned area is at all times enclosed with a 6 foot high horse-tight fence. A stable may be built on the said designated area and any stable building so erected shall conform to residential design, structure, and architectural appeal. The lot owner will be responsible for keeping any odors arising from said area at a minimum at all times.

That certain bridle path across the rear lot line of Lots 9 through 14, both inclusive, as designated on the recorded map of this subdivision, is hereby dedicated to public use as a bridle path.

The paragraphs above pertaining to horses and stables are subject to the controls imposed by the governing agencies of El Dorado County.

All lots herein must comply with the minimum regulations and requirements of the Subdivision and Zoning Ordinances of the County of El Dorado and of these tract restrictions, whichever is greater.

IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed to this Declaration by its Executive Vice President and Secretary, thereunto duly authorized.

DATED: July 13, 1965 LAKE TAHOE MORTGAGE AND LOAN, INC.

By: [Signature]
Its Executive Vice President

By: [Signature]
Its Secretary

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) SS

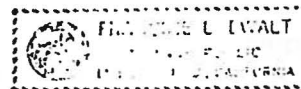
SEAL
AFFIXED

On July 13, 1965 before me, a Notary Public in and for said County and State, personally appeared Robert H. Watson, known to me to be the EXECUTIVE VICE PRESIDENT, and JoAnne W. Valle, known to me to be the SECRETARY of the corporation that executed the within instrument, and known to me to be the persons who executed the same 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 the day and year in this certificate first above written.

My commission expires April 26, 1967
Francine B. Swalt
Notary Public in and for said County

Page 4
TP Addition No. 1



END OF DOCUMENT

BOOK 748 PAGE 703

dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners. *PCD*

Laundries, Self-service. A business that provides home-type washing, drying, or ironing machines for hire to be used by customers on the premises. (See Retail Sales and Service.) *APA*

Light Manufacturing. (Use Type.) The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, pre-cut wood, and wood products. It does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials (See "Industrial, General"). Typical uses include electronics and computer component assembly and cabinetmaking. *PCD*

Livestock, High Density. (Use Type.) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site, such as dairies, feedlots, and similar large-scale operations. *PCD modified*

Lodging Facilities. (Use Type.) Establishments primarily engaged in the provision of commercial lodging on a transient basis (30 days or less) to the general public. Lodging may include the incidental provision of food, drink, sales, and services for the convenience of overnight guests. Types of Lodging are further defined as follows: *PCD modified*

Bed and Breakfast Inn. Lodging facilities operated by the resident and owner of the property on which it is located. (See Section 17.40.090: Bed and Breakfast Inns).

Hotels and Motels. Commercial lodging facilities that do not otherwise qualify as a Bed and Breakfast Inn.

Ranch Style Lodging. Lodging arrangements accessory and subordinate to on-site agricultural activities such as a farms-stay, agricultural homestay, and dude ranches.

Vacation Home Rental. Lodging provided to the general public in a private dwelling unit, where the unit is rented as a whole on a transient basis (30 days or less). *Ord. 4653*

Lot. A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit. *APA*

Lot Configurations.

Corner. A lot abutting on and at the intersection of two or more road easements or rights-of-way. *APA*

Flag. Lots that are approved with less frontage on a road easement or right-of-way than is normally required under the development standards for the zone and where the "flag pole" portion of the lot is used as an access corridor. *APA*

1262 Pine Valley Rd, South Lake Tahoe, CA 96150-5933, El Dorado County

Owner Information

Owner Name:	Stiles Robert E	Tax Billing City & State:	South Lake Tahoe, CA
Owner Name 2:		Tax Billing Zip:	96151
Owner Vesting:	Unmarried Man	Tax Billing Zip+4:	3002
Tax Billing Address:	Po Box 13002		

Location Information

School District:	Lake Tahoe	Old Map:	51-C4
Census Tract:	305.04	Traffic:	County/Cit
Carrier Route:	R027	Comm College District Code:	Lake Tahoe
Zoning:	R1	Topography:	Slope
Map Page/Grid:	7931-E3	Subdivision:	Tahoe Paradise 01

Tax Information

Tax ID:	033-631-27-10	Tax Area:	075041
% Improved:	71%		
Legal Description:	PM 49/2/A		
Lot Number:	114		

