

RECORDED AT REQUEST OF:
AND RETURN TO:
H. DEE ESTES

RECEIVED 2 127707

981 Polk St
Ventura, Ca
93001

AMENDMENT TO DECLARATIONS OF COVENANTS,
CONDITIONS AND RESTRICTIONS

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA
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PAST
RICHARD D. DEAN, COUNTY RECORD

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THIS AMENDMENT made this 18th day of October, 1983, by H. Dee
Estes and Bobbie Jo Estes, hereinafter referred to as "Declarant".

COMPARED

WITNESSETH:

WHEREAS the members of Island View Terrace Homeowners Association,
Inc. unanimously have deemed it desirable to amend certain articles,
sections and paragraphs of the Declaration of Covenants, Conditions and
Restrictions made September 1, 1982;

NOW, THEREFORE, that the Declaration of Covenants, Conditions
and Restrictions are amended to read as follows:

Article V, Section 5. Uniform Rate of Assessment. Both regular
and special assessments for Lots 1, 5 and 6 shall be fixed at a uniform
rate for such lots and may be collected on a monthly basis. Landscaping
for Lots 1, 5 and 6 shall be designated as a restricted common area as
set forth on Exhibit "A" hereto and maintenance thereof shall be the
responsibility of the owner of each lot.

Upon the completion of the housing units on lots 2, 3, 4, 7, 8,
9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, both regular and
special assessments for all lots shall be fixed at a uniform rate for
all lots and may be collected on a monthly basis; landscaping assess-
ments for all lots with the exception of lots 1, 5 and 6 shall be fixed

at a uniform rate for all lots and may be collected on a monthly basis; landscaping for lots 1, 5 and 6 shall be designated as a restricted common area as set forth on Exhibit "A" hereto and maintenance thereof shall be the responsibility of the owner of each such lot.

Article IX, Section 19. Maintenance by Owner. The owner of each lot shall maintain and repair all improvements on this lot in a safe, clean and attractive condition. The owner of each lot shall: (a) Keep his lot free from rubbish, litter and noxious weeds; (b) Adequately insure for 90% of the replacement cost, maintain in good condition, repair and adequately paint or otherwise finish, all portions and parts of the structures and buildings located or from time to time placed upon his lot; (c) Maintain all paved surfaces and keep them clean, reasonably dry and free of oil and other extraneous matter.

IN WITNESS WHEREOF, the undersigned have executed this instrument, the day and year first hereinabove written

By H. Dee Estes
H. Dee Estes

By Bobbie Jo Estes
Bobbie Jo Estes

127707

