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82.⁰⁰ *Cardon Land*
1979 JAN 12 PM 4 07

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FILED
RECORDER
DEPT. OF REVENUE
Sherry Zeeb

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
LAKEVIEW HEIGHTS
PLANNED UNIT DEVELOPMENT

THIS DECLARATION is made and executed this 12th day of January, 1979, by BEN LOMOND ESTATES, a general partnership (hereinafter referred to as "Developer").

R E C I T A L S

A. Developer is the record owner of those certain tracts of Property more particularly described in Exhibit "A" attached hereto and made a part hereof. Developer desires to create on said Property and additional adjacent property from time to time annexed thereto and made subject hereto a residential development with permanent park and landscaped areas, open spaces, natural areas, community and recreation facilities and other Common Areas.

B. Developer desires to provide for preservation of the values and amenities of the Property and for maintenance of the Common Areas. To this end and for the benefit of the Property and the Owners thereof, Developer desires to subject the Property to the covenants, restrictions, easements, charges, and liens hereinafter set forth.

C. Developer deems it desirable, for the efficient preservation of the values and amenities of the Property, to create an entity which possesses the powers to maintain and administer the Common Areas, collect and disburse the assessments and charges hereinafter provided for and otherwise administer and enforce the provisions of this Declaration.

RECORDED FOR

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REC'D
WEBB
DEPT

Sherry Zeeb

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