

211544-02

THIS STAMP CONFIRMS
RECORDING DATA ON

RECORDED AT REQUEST OF
WESTERN TITLE GUARANTY CO.
AT 20 MIN. PAST 1 P. M.
JAN 15 1975

1492

Official Records of Marin County, Calif.

N. J. Liacomini

FEE \$ 2.00 RECORDER

DECLARATION ESTABLISHING PARKING PLAN

THIS DECLARATION is made by IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., a nonprofit California corporation, to establish a parking plan for the Properties as hereinafter described.

IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., is the Owner of all that real property commonly known as "Common Area" of Ignacio Creek. Said Common Area is located in the City of Novato, County of Marin, State of California, within the boundaries of that real property described in that certain subdivision map entitled "Map of Ignacio Creek, City of Novato, Marin County, California", filed in the Office of the Recorder of the County of Marin, State of California, on October 26, 1973, in Map Book 15, at pages 88 to 92, as amended of record on April 1, _____, 1974, by Certificate of Correction, Instrument No. 10495, in Book 2778 at Page 1.

The above-described Properties are subject to that Declaration of Covenants, Conditions, and Restrictions, executed by Ignacio Creek Development Corporation, and recorded on March 11, 1974, in the Office of the Recorder of the County of Marin, Instrument No. 7955, Book 2771, at Page 676, as amended of record on April 1, 1974 and May 28, 1974 in Book 2778 Page 8 & Book 2798 Page 512, respectively, Marin County Records (hereinafter referred to as "Restrictions").

Article V, Section 3, of the Restrictions, provides for the assignment of open Parking Spaces to the Residence Lot Owners for their exclusive use. IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., has determined that it is in the best interest of the Association and its members to establish a

definitive parking plan, setting forth of record the usage of the Parking Spaces in the Properties.

NOW, THEREFORE, IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., hereby declares that from and after the date of recordation of this Declaration in the County of Marin, State of California, the open Parking Spaces in the property will be utilized as herein set forth:

(1) The exclusive use of each Parking Space designated with a PS and an arabic numeral (e.g., "PS-59") shall be used only by the residents or owners of the Lot to which each such Parking Space is assigned herein.

(2) Attached hereto and incorporated herein by this reference are a map depicting the location of the various parking spaces, and a schedule listing the Lot number, common address of each Lot, garage number, and the assignment of the particular Parking Space, to each Lot which is receiving such open Parking Space.

(3) Some lots, due to the inclusion of a two (2) car garage within the garage area, are receiving no assignment of a Parking Space as set forth on such schedule.

(4) Those Parking Spaces identified on the Parking Plan as guest parking (GST) shall be utilized only by guests, pursuant to the rules and regulations adopted by this Association from time to time.

(5) The right is reserved by IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., to alter the use of those Parking Spaces herein declared reserved for guest parking, by recordation of a declaration in form similar to this setting forth such different usage.

(6) The assignment herein set forth of the Parking

Spaces to the various Lots may be changed, altered, or amended only with the written consent of the Owner of the Lot to which such Parking Space or Spaces are assigned. The Board of Directors of the Association shall maintain a record of the assignment of Parking Spaces, and shall note therein exchanges or trades of the use of such Parking Spaces among the various Lots of the Properties.

IN WITNESS WHEREOF, this declaration has been executed this 15th day of January, 1975, in the County of Marin, State of California.

IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC.,

By Will L. Willett
President

ATTEST:

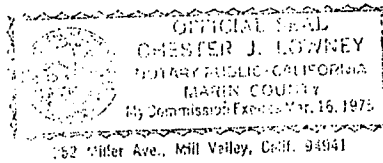
Donald W. Lindsey
Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

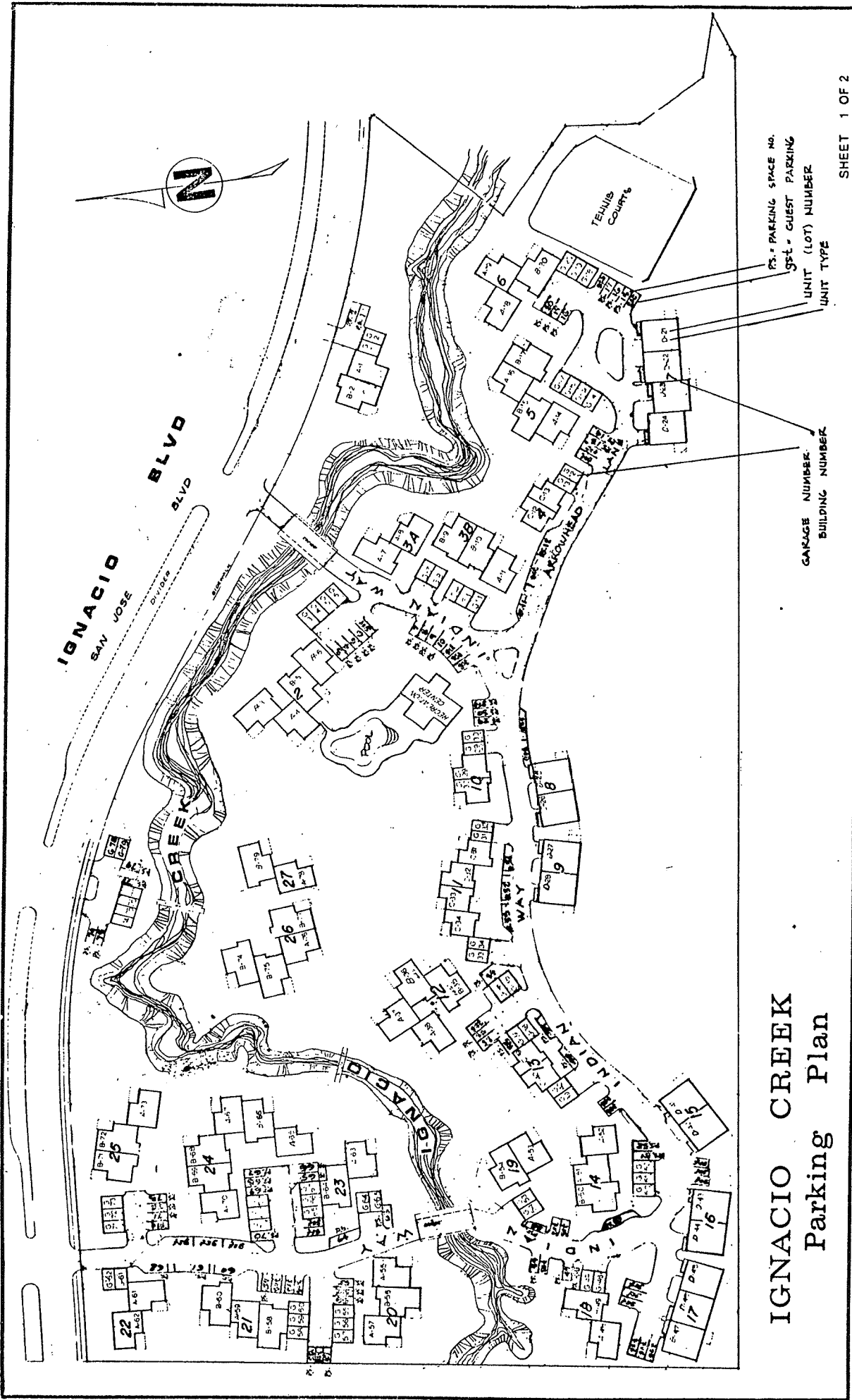
On this 15th day of January, 1975,
before me, Chester J. Lowney, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared WILBUR L. WILLETT and DONALD W. LINDSEY, known to me to be the President and Secretary of the corporation that executed the within instrument on behalf of the corporation therein named and acknowledged to

me that such corporation executed the same pursuant to its bylaws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.



Chester J. Lowney
Notary Public in and for
said County and State



IGNACIO CREEK Parking Plan

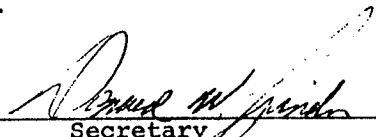
CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of the
IGNACIO CREEK HOMEOWNERS' ASSOCIATION, INC., a California
corporation; and

That the foregoing Bylaws constitute the original
Bylaws of said Association, as duly adopted at a meeting of
the Board of Directors thereof, held on this 21ST day of
MARCH, 1974.

IN WITNESS WHEREOF, I have hereunto subscribed my name
and affixed the seal of said Association this 21ST day of
MARCH, 1974.


Secretary