In the matter of the application of

TIMBER COVE PROPERTIES, INC.
PICHARD CLEMENTS, JUNIOR, President

for a final subdivision public report on

TIMBER COVE PROPERTIES, UNIT 2
SONOMA COUNTY, CALIFORNIA

This Report Is Not a Recommendation or Endorsement of the Subdivision But Is Informative Only.

Buyer or Lessee Must Sign That He Has Received and Read This Report.

THIS REPORT EXPIRES FIVE YEARS FROM DATE OR UPON A MATERIAL CHANGE
March 25, 1965

SPECIAL NOTES

THE DEVELOPER HAS MADE NO PROVISION TO FURNISH ANY COMMUNITY FACILITIES SUCH AS PARKS, PLAYGROUNDS, OPEN SPACES AND AREAS FOR THE GENERAL USE OF OWNERS OR AT ALL, WITH THE EXCEPTION OF THE PRIVATE ROADS, NOR ARE ANY SUCH CONCEIVED TO BE FURNISHED BY THE DEVELOPER. THE RIGHT AND POWER RESIDES IN THE ASSOCIATION OF LOT OWNERS TO PROVIDE SUCH FACILITIES AT ITS COMPLETE COST, IF THE ASSOCIATION SO DESIRES.

YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW HEADED: RESTRICTIONS, STREETS, SEWAGE DISPOSAL, FIRE PROTECTION AND WATER.

ADDITIONAL INFORMATION FOLLOWS IN NARRATIVE FORM:

LOCATION AND SIZE: East of North Coast Hwy. #1, approximately 2.8 miles north of Ross.
Approximately 450 acres divided into 224 lots or parcels.

TITLE: Title is subject, among other things, to:
Reservation of 1/2 of all mineral, oil and gas rights without right of surface entry.
Easements affecting certain lots for utility, drainage, roadway, pedestrian right of way and other purposes. These easements as they affect individual lots may be determined by an examination of title report and recorded map of the subdivision.

ZONING: The property is to be sold for residential purpose except for Lots 3, 17, 24, 25 and 31, Block 6 and Lot 1, Block 5 which are to be sold for commercial purpose.

RESTRICTIONS: Restrictions, recorded in Book 2112, Page 651, March 5, 1965, restrictions amended Document No. Scr. J 39147, 3-25-65, Certified Records of the Sonoma County Recorder, affecting the development, among other restrictions, limitations, or use, contain the following provisions:
No building, outbuilding, garage, stable, fence, wall, retaining wall, or other structure of any kind shall be erected constructed,
two blocks or plot plans indicating and fixing the exact location of such structure, or such altered structure on the building site with reference to the street and side lines thereof (grading plan if requested), shall have been first submitted in writing for approval, and approved in writing by the Association or Declarant until first organizational meeting of Association, or its duly appointed agent. A fee of not to exceed $25 shall be paid to the Association or Declarant in the submission of such plans. (Preliminary sketch of plans may be submitted prior to execution of detailed drawings.)

Each respective parcel of said property except streets, parks, playgrounds now or hereafter opened, laid out or established, open spaces and areas maintained for the general use of owners of portions of said property by the Association and land dedicated, taken or sold for public improvement or use, and land dedicated, taken or sold to a public or quasi-public utility) shall be subject to an annual charge or assessment, which shall be equal for each lot, for the purpose of maintaining the Association.

The annual charge or assessment upon said property shall not exceed the sum of $200.00 for each lot, and the Declarant expressly delegates to the Association the sole authority to fix the rate of such charge or assessment, after the first organizational meetings of the Association.

Any and all rights and powers and reservations of the Declarant herein contained are in the Association. It shall have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein, and thereupon Declarant shall be relieved of the performance of any further duty or obligation hereunder.

All rights and powers herein conferred on or granted to the Association are reserved to and shall exist in the Declarant until the date the Association is formed and has elected a board of directors. The Association shall have its first organizational meeting not later than two years from the date hereof and not later than 30 days after the date on which 100 lots in said subdivision have been sold.

MANAGEMENT AND OPERATION OF THE ASSOCIATION: The project shall be managed by Developer until the first annual election meeting which shall be held not later than two years from date hereof, and not later than 30 days after the sale of 100 lots in this subdivision at which time a Board of Directors, consisting of 3 directors shall be elected by the owners.

Owners shall be notified of the place, date and hour of any meeting of owners and in the case of a special meeting, the notice shall set forth the general nature of the business to be transacted. Such notice shall be sent to owners not less than 10 nor more than 50 days before the meeting.

At any meeting, the owners' voting rights shall be allocated on the basis of one vote per lot.

At least a majority of the voting power shall prevail at all meetings and the presence, in person or by proxy, of owners holding 51% shall constitute a quorum for the transaction of business, except that voting for the board of directors or officers may be by mail.

The provisions of any documents relating to management and operation of the project may not be amended without the vote or written approval of a majority of the members.

Owners or members shall be assessed to meet expenditures and reserves authorized in connection with the management and operation of the association, but not in excess of $200 per annum, per lot.

Default in the payment of such assessment may become a lien upon the defaulting owner's parcel. Assessments charged to unsold units shall be the debt of the subdivider in accordance with a formula set forth in the declaration of restrictions. The Association, among other things, shall have power to:

- Enforce the provisions of the Declaration of Restrictions.
- Delegate its powers to others.
- Owner's membership in the association may not be severed from other interest conveyed.

No lot shall be further subdivided by the lot purchaser.

PURCHASE MONEY HANDLING WILL BE AS FOLLOWS:

- [Further details on purchase money handling]

- [Additional provisions related to money handling and transactions]
subdivision and the legal title is delivered to the purchaser. (Refer Section 11002(a) of the Business and Professions Code.)

NOTE: A blanket encumbrance is one which affects more than one parcel of subdivided land; it can concern money or matters of agreement.

FILLED GROUND: The subdivider in his application for this report states that no lots are to contain filled ground.

WATER: There is no regular water service to this tract. Purchasers will be required to obtain water from private sources at their own expense. Excerpts from the drilling contractor are as follows:

- Water wells in the Timber Cove area—average depths are 50 to 100 feet. Following is an example of estimated cost for a 6" casing well with a 9-7/8" hole for a gravel pack sanitary seal well to eliminate contamination.

  - Example of a 75 foot well,
  - 15 ft. Alluvial drilling: $4.75 per ft. $71.25
  - 60 ft. Jack drill: $3.50 per ft. $210.00
  - 3 yards of 8" gravel
  - Cement surface seal $12.00
  - $615.75

A charge of $150.00 is usually made to move up and back unless there are three or more wells to drill at one time, as the men are away from their homes.

- Jet-pump estimate for depth from 50 to 100 feet with a 42 gal. tank. $275.00

- Nine wells located within the vicinity of the Timber Cove Properties now produce water.

- The State Water Code requires every person who digs, bores, or drills a water well to file with the appropriate Regional Water Pollution Control Board, a report of the well, within 30 days after it has been completed. Forms will be furnished upon request by the Division of Water Resources, Sacramento.

FIRE PROTECTION: California Division of Forestry.

- During the non-fire season period—normally November to May—structural fire protection is provided on a contractual basis by the County of Sonoma with the Division of Forestry. The four stations manned during this time are Cloverdale, Healdsburg, Petaluma and Santa Rosa.

- During the declared fire season there is no guaranteed protection for specific areas, as the men and equipment are subject to district-wide and state-wide movements.

ELECTRICITY: Electricity will be supplied by the Pacific Gas and Electric Company whose facilities are presently located parallel to the subdivision along Hwy. #1.

- Lot purchasers will be required to pay the costs for extension and to deposit 20% of such charge, which funds will be refundable upon further utilization of facilities.

- Certain lots will require underground installations, which costs shall be borne by the lot purchaser.

TELEPHONE: Telephone service will be supplied by the Redwood Empire Telephone Company whose facilities are presently located parallel to the subdivision along Hwy #1.

- Lot purchasers will be required to pay the costs for normal connection charge.

SEWAGE DISPOSAL: The use of septic tank for sewage disposal has been approved by the Sonoma County Health Department.

- The cost of the septic tank is to be borne by the lot or unit purchaser. Prior to the commencing of any construction, purchasers should contact County Health Department for specifications, requirements and permit.

STREETS AND ROADS: Streets and roads are private roads. The future subdivision will be the responsibility of the subdivision.
It is estimated that the annual cost per lot would be a maximum of $200.00 per year for maintaining the roads.

Although the association is primarily responsible for maintenance and repair of all private streets and roads, at the request of Sonoma County, a permanent Road Division will be formed for this purpose. The Road Division will be used only in the event that the association laws will not adequately perform this maintenance and repair function.

Such a Road Division has the power to raise funds by bonding or by levying taxes against the property owners within the Division. It is contemplated that in the event of need, in this instance, the taxing method will be utilized.

In the event such taxes are levied, default by a lot owner in payment of such taxes would result in a tax lien against his lot. This lien could be foreclosed upon.

While such is not contemplated here, after the formation of the Division, any ten or more residents may petition the County Board of Supervisors for construction or improvement of any part of any highway lying within the division.

An election must be held before taxes could be levied against property owners or General Obligation Bonds issued for financing of the Construction. The election shall be held in accordance with the general election laws. A majority vote of electors is required before taxes may be levied, and a two-thirds vote must approve any bond issue.

The general election laws generally require residence as a qualification for voting. This may mean that a minority of property owners or occupants could control such elections as against non-resident land owners.

As streets and roads are private roads the future care and maintenance will be the responsibility of adjacent property owners.

Streets will be built to county standards except for paving. Provision is made for their maintenance:

1. through the Deed Restrictions and the Property Owners Association at a maximum cost of $200.00 per year, and
2. through a Permanent Road Division. The County may, if the streets are not adequately maintained, levy a tax and execute the maintenance under County auspices at a cost to be determined at the time by the County Engineer.

The subdivider states that the assessment will not exceed $50 per lot per year for maintenance and upkeep of the private roads until such time as an association is formed.

PUBLIC TRANSPORTATION: Public transportation is not available.

PUBLIC SCHOOLS WHICH SERVICE THIS SUBDIVISION: The elementary school is in the Fort Ross School District.

The Analy High School is in Sebastopol approximately 40 miles from the subdivision.

School bus service is available to the elementary school.

NOTE: Purchasers should contact the local school board if they desire information regarding school facilities and bus service.

SHOPPING FACILITIES: Shopping facilities are approximately two miles south from the subdivision on Hwy 1 consisting of Ocean View Store.

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Page 4