

NOTICE TO PROPERTY OWNERS  
IN TEMPLE HILLS DISTRICT  
LAGUNA BEACH, CALIFORNIA

DUPLICATE  
THIRD

NOTICE IS HEREBY GIVEN to all persons who own property in Tract 672 and/or in Tract 858 of the Temple Hills property, in the City of Laguna Beach, Orange County, California, and to all persons who contemplate the construction of buildings or other improvements on the said property, that:--

WHEREAS, the undersigned, Joseph S. Thurston, now residing at 614 Park Avenue, Laguna Beach, California, was the owner and subdivider of the said Tracts 672 and 858 at the time of the original subdivision, and;

WHEREAS, at the time of the original subdivision of the said Tracts 672 and 858, the said owner caused the following conditions and restrictions to be placed upon the said property; said conditions and restrictions having been recorded on August 6, 1930, in Book 412, at Page 278, in the office of the County Recorder of Orange County, California:

1. Said premises shall not be occupied by, rented or leased to any person of Mexican or Asiatic descent, or other than one of the White or Caucasian race.
2. Seller will invite 3 persons, each of whom is an owner of property in said tract, to act as an advisory self-perpetuating architectural board, whose duties shall be to render assistance in securing plans and specifications of buildings, and improvements to be constructed on said premises. No improvements of any permanent character are to be placed or permitted upon said premises which have not been approved by said board.
3. No building shall be erected, built, or moved upon said premises which shall cost and be reasonably worth less than \$2500.00. Any building erected or placed upon said premises shall be located not less than 20 feet from the front property line, said measurement not to include porches or steps. All houses and outbuildings erected or placed upon said premises shall be painted or stained, before occupancy. No trees shall be permitted or allowed to grow to such heights upon said premises, in such locations as to obstruct or detract from the view from other properties in said tract.
4. The Buyer shall keep said property in good condition and free from growth of weeds and to allow no waste to accumulate thereon, and keep the buildings on said premises in good state of repair after the same shall be placed thereon, and in the event said Buyer shall fail to keep said premises from the growth of weeds

the property in said tract, and duly recorded in the office of the County Recorder of said Orange County, and if not so terminated shall remain in full force and effect until July 1, 1975, upon which date they shall cease and terminate.

Each and all of said conditions and restrictions shall bind the Buyer herein and his heirs and assigns, and if said conditions or restrictions or any of them shall be violated, thereupon the title to said lot shall revert to and be vested in the Seller, his successors or assigns, and he shall be entitled to the immediate possession thereof. Any violation thereof, however, shall not invalidate the lien of any mortgage or trust deed made in good faith and for value.

NOWHEREFORE, by virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions, I hereby designate and appoint the following described owners of property in the aforescribed Tracts 672 and/or 858 to act as an advisory architectural board in connection with all buildings and improvements to be hereafter constructed on the said Tracts 672 and/or 858:

*Mr. Charles R. Thunback*  
*Temple Hills Dr.*  
*Laguna Beach.*

~~Mr. Otto B. Frank~~  
~~1209 Temple Hills Drive~~  
~~P. O. Box 9425~~  
~~Laguna Beach, California.~~

Mrs. Lillian V. Fuller  
1234 Temple Hills Drive  
P. O. Box 453  
Laguna Beach, California

*Art. S. Myers*  
*702 Canyon View Dr.*  
*Laguna Beach.*

~~Mr. Ralph E. Gray~~  
~~705 Bay View Drive~~  
~~Mail address: The Villa, Laguna Beach, Calif.~~

In the event that any one of the aforementioned persons comprising the said architectural board shall die, or shall become ineligible to act, or shall refuse to act, or for any other reason shall be incapable of acting as a member of the said board, then, and in such event, the remaining two members of the said board are hereby authorized to appoint as the third member to the said board a person who shall have the necessary qualifications to act as a member thereof. In the event that two or more of the herein appointed members of the architectural board shall die, or shall become ineligible to act, or shall refuse to act, or for any other reason shall be incapable of acting as members of the said board, then in such event the then owners of homes or residences in the said Tracts 672 and/or 858 are hereby authorized and directed to meet together and appoint a board of three persons who shall have the necessary qualifications, and who shall have the authority to exercise the supervision over buildings and improvements in the said Tracts 672 and/or 858 as set forth in the conditions and restrictions relating to Tracts 672 and/or 858; it being the intention of the undersigned that, in accordance with Section (2) of the conditions and restrictions hereinbefore set forth, there shall be a self-perpetuating or permanent architectural board, consisting of three qualified persons to consider the plans of all buildings and improvements to be hereafter constructed on the said Tracts 672 and/or 858 and approve or disapprove such plans.

Copies of this Notice will be filed with the City Council of Laguna Beach, the Planning Commission of the City of Laguna Beach, and also with the Building Inspector of the City of Laguna Beach, so that persons who contemplate the construction of buildings or improvements on the said Tracts 672 and/or 858 shall be properly informed regarding the conditions and restrictions pertaining to the said Tracts.

IN WITNESS WHEREOF, I have caused this Notice to be prepared, and have hereunto set my hand on this 15 day of December, 1945.

Joseph S. Thurston  
Joseph S. Thurston

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 15th day of December 1945, before me, the undersigned, a Notary Public in and for the said County of Orange, State of California, personally appeared Joseph S. Thurston, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Ray A. Pauch  
Notary Public  
in and for the County of Orange, State  
of California.

Feb. 21. 1950.

I, Joseph S. Thurston, by virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions, do hereby include the Tract No. 776 of Temple Hills, Laguna Beach, California.

Joseph S. Thurston



NOTICE TO PROPERTY OWNERS  
IN TEMPLE HILLS DISTRICT  
LAGUNA BEACH, CALIFORNIA

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NOTICE IS HEREBY GIVEN to all persons who own property in Tract 672 and/or in Tract 858 of the Temple Hills property, in the City of Laguna Beach, Orange County, California, and to all persons who contemplate the construction of buildings or other improvements on the said property, that:--

WHEREAS, the undersigned, Joseph S. Thurston, now residing at 614 Park Avenue, Laguna Beach, California, was the owner and subdivider of the said Tracts 672 and 858 at the time of the original subdivision, and:

WHEREAS, at the time of the original subdivision of the said Tracts 672 and 858, the said owner caused the following conditions and restrictions to be placed upon the said property; said conditions and restrictions having been recorded on August 6, 1930, in Book 412, at Page 278 in the office of the County Recorder of Orange County, California:

1. Said premises shall not be occupied by, rented, or leased to any person of Mexican or Asiatic descent, or other than one of the White or Caucasian race.
2. Seller will invite 3 persons, each of whom is an owner of property in said tract, to act as an advisory self-perpetuating architectural board, securing plans and specifications of buildings, and improvements to be constructed on said premises. No improvements of any permanent character are to be placed or permitted upon said premises which have not been approved by said board.
3. No building shall be erected, built, or moved upon said premises which shall cost and be reasonably worth less than \$2500.00. Any building erected or placed upon said premises shall be located not less than 20 feet from the front property line, said measurement not to include perches or steps. All houses and outbuildings erected or placed upon said premises shall be painted or stained, before occupancy. No trees shall be permitted or allowed to grow to such heights upon said premises, in such locations as to obstruct or detract from the view from other properties in said tract.
4. The Buyer shall keep said property in good condition and free from growth of weeds and to allow no waste to accumulate thereon, and keep the buildings on said premises in good state of repair after the same shall be placed thereon, and in the event said Buyer shall fail to keep said premises free from the growth of weeds and in good presentable condition, the said Seller may cause said work to be done at the expense of the buyer.

The foregoing conditions and restrictions or any of

the property in said tract, and duly recorded in the office of the County Recorder of said Orange County, and if not so terminated shall remain in full force and effect until July 1, 1975, upon which date they shall cease and terminate.

Each and all of said conditions and restrictions shall bind the Buyer herein and his heirs and assigns, and if said conditions or restrictions or any of them shall be violated, thereupon the title to said lot shall revert to and be vested in the Seller, his successors or assigns, and he shall be entitled to the immediate possession thereof. Any violation thereof, however, shall not invalidate the lien of any mortgage or trust deed made in good faith and for value.

Nowwherefore, by virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions, I hereby designate and appoint the following described owners of property in the aforescribed Tracts 672 and/or 658 to act as an advisory architectural board in connection with all buildings and improvements to be hereafter constructed on the said Tracts 672 and/or 658:

Mr. Otto B. Frank  
1209 Temple Hills Drive  
P. O. Box 9425  
Laguna Beach, California

Mrs. Lillian V. Fuller  
1235 Temple Hills Drive  
P. O. Box 453  
Laguna Beach, California

  
~~Mr. Ralph A. Gray~~  
~~705 Bay View Drive~~  
Mail address: The Villa, Laguna Beach, Cal

In the event that any one of the aforementioned persons comprising the said architectural board shall die, or shall become ineligible to act, or shall refuse to act, or for any other reason shall be incapable of acting as a member of the said board, then, and in such event, the remaining two members of the said board are hereby authorized to appoint as the third member to the said board a person who shall have the necessary qualifications to act as a member thereof. In the event that two or more of the herein appointed members of the architectural board shall die, or shall become ineligible to act, or shall refuse to act, or for any other reason shall be incapable of acting as members of the said board, then in such event the then owners of homes or residences in the said Tracts 672 and/or 658 are hereby authorized and directed to meet together and appoint a board of three persons who shall have the necessary qualifications, and who shall have the authority to exercise the supervision over building and improvements in the said Tracts 672 and/or 658 as set forth in the conditions and restrictions relating to Tracts 672 and/or 658; it being the intention of the undersigned that, in accordance with Section (E) of the conditions and restrictions hereinbefore set forth, there shall be a self-perpetuating or permanent architectural

Copies of this Notice will be filed with the City Council of Laguna Beach, the Planning Commission of the City of Laguna Beach, and also with the Building Inspector of the City of Laguna Beach, so that persons who contemplate the construction of buildings or improvements on the said Tracts 672 and/or 858 shall be properly informed regarding the conditions and restrictions pertaining to the said Tracts.

IN WITNESS WHEREOF, I have caused this Notice to be prepared, and have hereunto set my hand on this 15th day of December, 1945.

Signed: Joseph S. Thurston

By virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions I hereby include TRACT No 776 Temple Hills.

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) SS

On this 15th day of December 1945, before me, the undersigned, a Notary Public in and for the said County of Orange, State of California, personally appeared Joseph S. Thurston, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Feb. 21<sup>st</sup> 1950.

SIGNED: Roy W. Peacock  
Notary Public in and for the  
County of Orange, State of Calif.

I Joseph S. Thurston by virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions, I hereby include the TRACT. No 776 of Temple Hills



OPEN LETTER TO PROPERTY OWNERS  
IN TEMPLE HILLS DISTRICT-TRACT 672 AND 858

-----NOTICE-----

The Architectural Board of Temple Hills asks your cooperation in helping to keep Temple Hills beautiful.

- 1.---We ask you to please keep your property clean. Do not allow trash, old wood, cans, paper or any debris to accumulate. Laguna has a very efficient trash and garbage collection dept. which for a small fee will haul your trash away.
- 2.---Please keep the back of your garages clean and free from trash, especially those garages that are on the street level. We want the streets to be clean at all times.
- 3.---Garage doors that are left open usually reveal all kinds of storage, and it is not pleasant for the neighbors above you.
- 4.---We ask the house wives, please do not keep their clothes lines filled with laundry on Sundays, unless in case of emergency. This does not apply to clothes lines which are enclosed in service yards and can not be seen. Remember your back yard is your neighbor's front on hill side property.
- 5.---A very important Tract restriction on Temple Hills, is not to let your trees reach heights that will impair your neighbors view.
- 6.---Trash and garbage cans are not to be left out on the street. Put your garbage and trash cans out on the day of collection and bring them in on the same day, if possible.
- 7.---There is an ordinance , trash should be burned between the hours of 5 AM and 11 AM. Any other burning requires a permit from the Fire Dept. Keep your incinerators clean so your trash will burn and not smoulder. Incinerators should be four feet from the property line and off the street as far as possible, WATCH ANY FIRE YOU MAY HAVE AT ALL TIME.

This board will be glad to give any help or answer any questions that comes under its jurisdiction at any time. So again we ask your help and cooperation in keeping these rules, that we may keep Temple Hills beautiful. These rules are for the benefit of all.

The Architectural Board Of Temple Hills.

*William V. Fuller*  
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Chairman.

*Les. R. Houback*

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- Owner
- Tenant
- other

Street \_\_\_\_\_  
City \_\_\_\_\_  
Zip \_\_\_\_\_

ID# 58



Copies of this Notice will be filed with the City Council of Laguna Beach, the Planning Commission of the City of Laguna Beach, and also with the Building Inspector of the City of Laguna Beach, so that persons who contemplate the construction of buildings or improvements on the said Tracts 672 and/or 858 shall be properly informed regarding the conditions and restrictions pertaining to the said Tracts.

IN WITNESS WHEREOF, I have caused this Notice to be prepared, and have hereunto set my hand on this 15th day of December, 1945.

Signed: Joseph S. Thurston

By virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions I hereby include TRACT No 776 Temple Hills.

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) SS

On this 15th day of December 1945, before me, the undersigned, a Notary Public in and for the said County of Orange, State of California, personally appeared Joseph S. Thurston, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Feb. 21<sup>st</sup> 1950.

SIGNED: Roy W. Peacock  
Notary Public in and for the  
County of Orange, State of Calif.

I Joseph S. Thurston by virtue of the authority retained by me under the terms of the hereinbefore set forth conditions and restrictions, I hereby include the TRACT. No 776 of Temple Hills

Joseph S. Thurston  
JOSEPH S. THURSTON

Witness  
Lillian V. Fuller  
Geo. R. Thombach