Recording Requested by: County of Humboldt Planning and Building Department

Return to: County of Humboldt Planning and Building Department 3015 H Street Eureka, CA 95501-4484

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IMPLEMENTING JOINT TIMBER MANAGEMENT PLAN AND GUIDE

Entered into on:		Assessor Parce 107-112-001	el No.: , 107-112-002 , 107-112-003
By and Between	Michael E. Kavanaugh, a married man as his sole and separate property, Robert Landry III, a married man as his sole and	· .	
	separate property and Kevin O'Donnell, a single man		
Application No.:	13478	Case No.:	LLA-17-004, JTMP-17-004

RECITALS

DECLARANT is the owner of the property described in the attached EXHIBIT "A" (hereafter called the "subject property"). This Declaration of covenants, Conditions and Restrictions is recorded for the mutual benefit of all the subject property. DECLARANT declares that all of the real property described in the attached EXHIBIT "A" shall be held transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions hereafter set forth which covenants, conditions and restrictions are expressly and exclusively for the use and benefit of the above referenced property, and for the benefit and use of each and every person or entity who now owns, or acquires in the future, all or any portion or portions of said real property.

This Joint Timber Management Plan created by these covenants, conditions and restrictions shall be carried out in accordance with the most recent Joint Management Guide prepared with respect to the subject property, which Guide is attached as EXHIBIT "B" and is on file at the Humboldt County Planning and Building Department.

LLA 17-004

107-112-001 & Ptn of -002

OWNER'S REPRESENTATION

hereby represent that	am	the owner(s) of record of the real
described in the attached EXHIBIT "A".		

(for owner's name(s) and signatures(s))

Michael E. Kavanaugh, a married man as his sole and

Separate Property

Print name here

Sign above

Sign above

Print name here

Sign above

Print name here

Sign above

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } COUNTY OF HUMBOLDT }

On this <u>g</u> day of <u>Min</u> 20 <u>20</u>, before me, <u>Amandal aursen</u> Notary Public, personally appeared <u>Michael E. Kavangugh</u> who proved to me on the basis of satisfactory evidence to be the person(s) whose rame(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

anda Laurse (seal) Signature



LLA 17-004

107-112-002 & Ptn of -003

OWNER'S REPRESENTATION

I hereby represent that I am the owner(s) of record of the real described in the attached EXHIBIT "A".

(for owner's name(s) and signatures(s))

Robert Landry III, a married man as his sole & separate

property

Print name here

Sign above

Sign above

Print name here

Sign above

Print name here

Sign above

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } COUNTY OF HUMBOLDT }

On this <u>8</u>th day of <u>May</u> 2020, before me, <u>Amanda Laursen</u> Notary Public, personally appeared <u>Rabert</u> <u>Candry</u> <u>111</u> who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

(seal) Signature



OWNER'S REF	PRESENTATION
I hereby represent that I am described in the attached EXHIBIT "A".	the owner(s) of record of the real
(for owner's name(s)	and signatures(s))
Ihmin /	
Kevin O'Donnell, a single man	Sign above
Print name here	Sign above
Print name here	Sign above
Print name here	Sign above
CERTIFICATE OF A	CKNOWLEDGMENT
	pleting this certificate verifies only the ne document, to which this certificate is curacy, or validity of that document.
STATE OF CALIFORNIA } Dregon COUNTY OF HUMBOLDT } Lane	
me on the basis of satisfactory evidence to be the p instrument and acknowledged to me that he/she/	, before me, <u>John</u> Cook Notary who proved to erson(s) whose name(s) is/are subscribed to the within (they executed the same in his/her/their authorized he instrument the person(s), or the entity upon behalf of
I certify under PENALTY OF PERJURY under the laws of the	State of California that the foregoing is true and correct.
Witness my hand and official seal.	OFFICIAL STAMP JOHN KELLY COOK NOTARY PUBLIC-OREGON COMMISSION NO. 993012 MY COMMISSION EXPIRES NOVEMBER 04, 2023

Page 2 Declaration of Covenants, Conditions and Restrictions

Case No.: APN No.: LLA 17-004 107-112-003

LLA-17-004, JTMP-17-004 107-112-001, -002, -003

EXHIBIT A

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

The Northwest Quarter, the west half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 1 East, Humboldt Base & Meridian.

LLA-17-004, JTMP-17-004 107-112-001, -002, -003

COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO

THE PROPERTY DESCRIBED IN EXHIBIT "A"

- 1. <u>Term</u>. These covenants, conditions and restrictions shall run with the land and shall be binding on all heirs, successors, or assigns of DECLARANT, and on all persons or entities holding any interest in the subject property, for as long as the land is zoned Timber Production (TPZ).
- 2. <u>Access Easements</u>. In addition to and notwithstanding any other easements of record which may exist, each owner of a parcel described in Exhibit A shall have the non-exclusive easements as described in the Joint Timber Management Plan and attached as Exhibit B.
- 3. <u>Timber Management and Harvest</u>. Timber management and harvest activities on all parcels described in Exhibit "A" shall be conducted in accordance with the most recently prepared Joint Timber Management Guide applicable to the subject property, on file with the Humboldt County Planning and Building Department and incorporated herein by this reference. Said Guide shall provide for timber harvest within a reasonable period of time.
- 4. <u>Enforcement</u>. Enforcement may be undertaken by any available proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any of the covenants, conditions and restrictions contained herein. Any remedy available at law or in equity may be sought for the purpose of restraining or preventing any violation of these covenants, conditions and restrictions, or to recover damages for any such violation.
- 5. <u>Severability</u>. Invalidation of any one of these covenants, conditions and restrictions shall in no way affect or serve to invalidate any of the other provisions contained herein, and all remaining provisions shall remain in full force and effect.
- 6. <u>Incorporation into Transfer Document(s)</u>. A reference to this Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide and the Recorder's Document Information shall appear in any document which transfers title to the subject property, or any portion thereof, and shall be in substantially the following form:

"This real property is subject to the provisions of a Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide recorded in the office of the Humboldt County Recorder as Recorder's document _____."

IN WITNESS WHEREOF, DECLARANT(S) has/have executed this Declaration of Covenants, Conditions and Restrictions on the day and year first written below.

Page 5 Declaration of Covenants, Conditions and Restrictions	Case No.:	LLA 17 004
	APN No.:	107-112-001 & Ptn of -002
Mitrel F. Kavawand Declarant's (Property Owners') Signature *		5-8-2020
Declarant's (Property Owners') Signature *		Date
Michael E. Kavanaugh, a married man as his sole & sepa	rate	
Property.		
Declarant's (Property Owners') Signature *		Date
Declarant's (Property Owners') Signature *		Date
Declarant's (Property Owners') Signature *		Date
* Attach separately full page Notary Acknowledgment Form		
CERTIFICATE OF ACKNOWL	EDGMENT	
A notary public or other officer completing this identity of the individual who signed the docume attached, and not the truthfulness, accuracy, or	ent, to which this	certificate is
STATE OF CALIFORNIA } COUNTY OF HUMBOLDT }		
On this <u>3</u> th day of <u>May</u> 2020, before m Public, personally appeared <u>Michael E, k</u> me on the basis of satisfactory evidence to be the person(s) w instrument and acknowledged to me that he/she/they exec capacity(ies), and that by his/her/their signature(s) on the instrument	hose name(s) is cuted the sam	s/are subscribed to the within ne in his/her/their authorized

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

manda Lamsen (seal) Signature

which the person(s) acted, executed the instrument.



Page 5	Declaration of Covenants, Conditions and Restrictions	Case No.: APN No.:	LLA 17 004 107-112-002 & Ptn of -003
	nt's (Property Owners') Signature*		5-8-2020 Date
	Landry III, a married man as his sole & separate	property	Dule
	nt's (Property Owners') Signature *		Date
Declara	nt's (Property Owners') Signature *		Date
Declara	nt's (Property Owners') Signature *		Date
* Attach:	separately full page Notary Acknowledgment Form		
	A notary public or other officer completing t identity of the individual who signed the docu attached, and not the truthfulness, accuracy,	ment, to which th	is certificate is
On this Public, pers me on the instrument capacity(ie	ALIFORNIA } HUMBOLDT } ALIFORNIA } HUMBOLDT } Augustation and adv of <u>Augustation 20 20</u> , before onally appeared <u>Robert Law</u> basis of satisfactory evidence to be the person(s) and acknowledged to me that he/she/they ex and acknowledged to me that he/she/they ex	me, <u>Aman</u> Mary [1] whose name(s) secuted the sa	document. <u>document.</u> <u>who proved to</u> is/are subscribed to the within me in his/her/their authorized
which the p	person(s) acted, executed the instrument.		
	er PENALTY OF PERJURY under the laws of the State of hand and official seal. Man Jaumen (seal)		he foregoing is true and correct. MANDA LAURSEN COMM. #2170646 TPUBLIC - CALIFORNIA WIMBOLDT COUNTY mm. Expires Nov. 5, 2020

Page 5 Declaration of Covenants, Conditions and Restrictions	Case No.: APN No.:	LLA 17 004 107-112-003 5/22/22
Declaránt's (Property Owners') Signature * Kevin O'Donnell, a single man		Date Date
Declarant's (Property Owners') Signature *		Date
Declarant's (Property Owners') Signature *		Date
Declarant's (Property Owners') Signature *		Date
* Attach separately full page Notary Acknowledgment Form		

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CERTIFICATE OF ACKNOWLEDGMENT
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
STATE OF CALIFORNIA } Dregon COUNTY OF HUMBOLDI } Lane
On this 20 th day of May 2020, before me, John Cook Notary Public, personally appeared Key in O'donnell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.
Witness my hand and official seal. OFFICIAL STAMP JOHN KELLY COOK NOTARY PUBLIC-OREGON COMMISSION NO, 993012 MY COMMISSION EXPIRES NOVEMBER 04, 2023