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RECORDED IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CA

89 JUN 28 PM 2:55

VERA L. LYLE COUNTY RECORDER

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:
TICOR TITLE INSURANCE COMPANY OF CALIFORNIA
SIGNAL LANDMARK
36 Caribe Cay Blvd. North
Coronado, CA 92118

1174129

Mardi gras

RF 4.00
AR 2.00
MG 1.00

NOTICE OF ADDITION OF TERRITORY: AND NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ESTABLISHMENT OF A CONDOMINIUM PLAN FOR CORONADO CAYS EIGHTEEN, PHASE FOUR OF PORT ROYALE

THIS NOTICE OF ADDITION OF TERRITORY AND NEIGHBORHOOD DECLARATION is made this 23rd day of June, 1989, by SIGNAL LANDMARK, a California corporation ("Grantor" or "Declarant" herein).

A. The predecessor in interest of Grantor, Coronado Cay Company, has previously executed a Declaration of Covenants, Conditions and Restrictions and Power of Attorney dated August 14, 1969 (the "Declaration"). The Declaration was recorded on August 15, 1969, as Instrument No. 150155, Book 1969, Series 10, and re-recorded November 25, 1969, as Instrument No. 215648, Book 1969, Series 10, and an amendment thereto recorded December 15, 1969, as Document No. 227668, Series 10, Book 1969, and re-recorded March 19, 1981, File/Page No. 81-084017, and amendment thereto recorded February 3, 1978, File/Page No. 78-046850 and amendment thereto recorded February 12, 1981, File/Page No. 81-045289, all of Official Records of San Diego County, California.

B. Grantor is the owner of real property in the County of San Diego, State of California, described as:

> Lots 925 and 926, inclusive, of Coronado Cays Eighteen in the City of Coronado, County of San Diego, State of California, according to Map thereof No. 12319 filed in the office of the County Recorder of San Diego County on February 17, 1989.

C. Pursuant to Article XIX of the Declaration, Grantor hereby declares that the property described in Paragraph B herein is hereby added to the real property which is subject to the Declaration and the provisions of the Declaration shall apply to the added land as set forth therein.

D. Pursuant to Article XIV of the Declaration, Grantor hereby declares that the property described in Paragraph B herein shall be a Condominium Neighborhood subject to all of the provisions of the Declaration and subject to the rights and duties set forth therein for owners of Condominiums in this project and shall be known as Coronado Cays Eighteen, Phase Four of Port Royale.

E. Grantor hereby declares that, subject to the provisions of Article VI of the Declaration, the cost of maintenance and operation which will be assessed to the owners of units on the lots described in Paragraph B herein, as assessments are defined in the Declaration, shall commence for each said unit on the first day of the month following the month in which the first escrow closes on said units after the addition thereto to the Declaration.

F. The provisions of this Declaration shall run with the real property described in Paragraph B herein and shall be binding upon all persons having or acquiring any interest in such real property or any part thereof, shall inure to the benefit of every portion of the real property described in Paragraph B herein, and any interest therein,

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and shall inure to the benefit of and be binding upon each successor in interest of Grantor, and may be enforced by Grantor, the Coronado Cay Homeowners Association, or their successors in interest.

This Declaration has been executed to be effective on the date first set forth above.

SIGNAL LANDMARK,
a California corporation

By: Jack Conover
Vice President

By: Gloria G. Randell
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.

On June 23, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Jack Conover personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and Gloria G. Randell personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Kalee R Weisberger

OFFICIAL SEAL
KALEE R WEISBERGER
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. Nov. 24, 1989

(This area for official notarial seal)

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