



INGLESIDE TERRACES HOMES ASSOCIATION.....since 1938

SUMMER '78

Hi NEIGHBOR!

WE KICK OFF OUR ITHA SUMMER FORMAT WITH A "DAY WITH THE GIANTS" SATURDAY JULY 29th WHEN THE GIANTS PLAY THE CHICAGO CUBS @ CANDLESTICK PARK @ 1 O'CLOCK. A SPECIAL PRICE - \$1.00 OFF THE REGULAR \$4.00 RESERVE TICKET PRICE IS BEING OFFERED TO "INGLESIDE TERRACE DAY @ CANDLESTICK. THE SEATS ARE IN SECTION 5 BY 1ST BASE SIDE & WILL ALL BE \$3.00 EA. YOU CAN RESERVE AND ARRANGE TO PICK UP YOUR TICKETS BY CALLING 2 OF OUR BOARD MEMBERS: KAREN CLAY (AFTER 6) 585-4925 OR JUDIE HEUSER - 334-8512. SEVENTY TICKETS HAVE BEEN ACQUIRED & WILL GO ON A 1ST COME 1ST SERVE BASIS. HOPE TO SEE OUR SECTION FILLED W/ ENTHUSIASTIC FANS. COME EARLY & ENJOY SOME PICTURE TAKING & AUTOGRAPHING BY GIANT PLAYERS & OF COURSE, CATCH THE ^{PREGAME} WARM UPS ON THE FIELD.

ANOTHER ITHA SPONSORED EVENT FOR THE FALL IS OUR 40th ANNIVERSARY — YES, SINCE 1938

OUR ASSOCIATION HAS BEEN IN EXISTENCE & IT'S TIME TO REVIEW MANY BENEFITS FROM MEMBERSHIP. WHILE SPACE DOES NOT PERMIT TOO MUCH ELABORATION NOW, IN FUTURE NEWS-LETTERS WE HOPE TO ACQUAINT HOME OWNERS WITH DO'S & DON'T'S AS COVERED BY OUR COVENANTS.

FOR EXAMPLE, DID YOU KNOW THE TERRACES ARE STRICTLY FOR SINGLE FAMILY RESIDENCES AND THAT NO BUSINESS ENTERPRISE MAY BE CARRIED OUT IN THE HOMES (WITH EXCEPTION OF OCEAN AVE BUSINESS ZONE). BUT THE AREA BOUNDED BY JUMPED SERRA ON WEST, OCEAN AVE ON NORTH, ASHTON AVE ON EAST, & HOLLOWAY ON SOUTH IS THE AREA COVERED BY INGLESIDE TERRACES HOMES ASSOCIATION. MANY COMPLAINTS HAVE PASSED THRU THE YEARS IN OUR 2ND THURS OF EVERY MONTH^{LY} OPEN MEETINGS — COMPLAINTS OF AUTOMOTIVE REPAIR WORK, ROOFING-ASPHALT TAR BUSINESSES, LIMOSINE SERVICE, COMMUNES, REST HOMES, DAY CARE CENTERS IN HOMES, RENTALS TO MORE THAN 1 FAMILY HOUSEHOLDS,

FENCE BUILDING, BUMPER STRIPS ^{P2} TO SLOW DOWN TRAFFIC ON CERTAIN STREETS ONLY TO INCREASE TRAFFIC ON ANOTHER STREET, CLOSING OF MANY EASEMENTS, ETC..... MOST COMPLAINTS ARE HANDLED BY OUR COVENANT COMMITTEE WHICH DEALS DIRECTLY WITH THE OFFENDERS IN AS NICE A WAY AS POSSIBLE BUT IF NEGOTIATIONS REACH A DIFFICULT STAGE, THEN OUR LAWYERS TAKE TO LEGAL MEANS OF MAINTAINING & KEEPING THE TERRACES STRICTLY AS ONE FAMILY RESIDENCES — AS CALLED FOR IN THE COVENANTS. TIME AND TIME AGAIN WE HAVE TO REMIND REAL ESTATE SALESMEN NOT TO OFFER HOMES IN SPECULATION OF ADDING UNITS OR IMPROVEMENT OF HOMES FOR THE SAKE OF RENTING TO MORE THAN SINGLE FAMILY MEMBERS. IN MANY PARTS OF THE CITY RENTERS HAVE RESORTED TO POOLING THEIR INCOME TO MEET THE MONTHLY PAYMENTS — NOT SO IN THE TERRACES. A SUPREME COURT RULING CONCIDING WITH A COMMUNE A FEW YEARS AGO RULED THAT NO MORE THAN 5

GENERATIONS OF A SINGLE FAMILY AS RELATED BY BLOOD CAN LIVE IN AN INGLSIDE TERRACES HOME & STILL BE CONSIDERED A SINGLE FAMILY RESIDENCE. A COPY OF THE COVENANTS CAN BE OBTAINED FROM OUR BOARD ON ONE OF OUR OPEN MEETINGS. A NEW

ONE IS NOW BEING UP DATED WITH HOPE OF DISTRIBUTION AT OUR ANNUAL DECEMBER MEETING.

THERE IS ONLY SO MUCH WORK THAT BOARD MEMBERS CAN UNDERTAKE. SEVERAL STANDING COMMITTEES HAVE BEEN FORMED & IT IS HOPED ANY PERSON INTERESTED WILL PARTICIPATE. FOR EXAMPLE: TREE COMMITTEE HEADED BY JOE POWELL — A BIG TASK TO UNDERTAKE TO PREPARE TREE KITS TO HELP HOME OWNERS SELECT THE RIGHT KIND OF TREE(S) WITH PROPER CARE & MAINTENANCE HINTS & TIP — MINI PARKS: HEADED BY DORIS MARTIN — CARE OF OUR PARK ON MONCADA WAY, LUNADO COURT, ALL THE ENTRANCES TO THE TERRACES, THE SUNDIAL IN ENTRADA COURT — WATERING OF THESE PARKS, PAINTING OF ENTRANCE TRELLISES & COLUMNS, ETC... MUCH WORK BY VOLUNTEERS IS NEEDED.

THE 40th ANNIVERSARY COMMITTEE. HOW TO PLAN A PROPER CELEBRATION FOR THIS OCCASION — A PARADE? PICNIC? FOOT RACES — THIS COMMITTEE IS HEADED BY MARSHA FORTES w/ ASSISTING BOARD MEMBERS & HOME OWNERS WELCOMED.

THE ANNUAL DECEMBER MEETING — WHAT TYPE? — SPEAKER SELECTION — SLIDE SHOW... ETC... WE COULD USE SOME HELP IN PLANNING THIS ONE, TOO.

AUTO TRAFFIC IN THE TERRACES — KAREN CLAY HAS JUST COMPLETED A SURVEY OF LUNADO COURT BUMPER STRIPS IN ANSWER TO A REQUEST BY

A HOME OWNER WHO WANTED THEM REMOVED. THE WISHES OF THE MAJORITY OF THE RESIDENTS ALONG LUNARDWAY WERE ASKED IF THEY WANTED ⁽¹⁾ THE STRIPS REMOVED (2) LEFT AS THEY ARE, OR (3) EXTENDED TO THE CURBING. OUT OF 34 QUESTIONNAIRES 22 RESPONDED: 5 TO REMOVE, 5 TO KEEP, AND 12 TO EXTEND BUMPS TO CURBS.

DO YOU HAVE ANY TRAFFIC PROBLEMS IN YOUR AREA?

● MEMBERSHIP DUES IN THE ITHA ASSOCIATION IS STILL VOLUNTARY AND STILL \$10 A YEAR. UNLIKE MANY OTHER AREAS THAT INCLUDE MEMBERSHIP DUES ATTACHED TO HOME DEEDS, ITHA IS IDEAL FOR ITS VOLUNTARY ASPECTS AND THE GOOD USE THAT DUES ARE USED. MOST OF IT GOES TO LAWYERS FEES IN LEGAL COMPLAINTS REQUIRING THEIR EXPERTISE. OTHER USES ARE FOR NEWSLETTERS,
 ● CHARTERS, PRINTING FEES, POSTAGE, SPUR MAILINGS, FLYERS, ETC.....

JUDIE HEUSER WELCOMED SOME 12 NEW FAMILIES INTO THE TERRACES & AS USUAL PASSED OUT OUR COVENANTS BOOKLET. THERE WAS AN EXCELLENT RESPONSE IN NEW MEMBERSHIPS WITH THE LAST SPUR MAILING. IF YOU HAD TO BE PAID UP FOR '78, WE EXTEND OUR APOLOGIES FOR THE INCONVENIENCE AND IN FUTURE MAILINGS WILL INCLUDE "PLEASE DISREGARD MEMBERSHIP NOTICE IF YOU ARE ALREADY A MEMBER."

USUALLY DUES ARE RECEIVABLE FOR THE CURRENT YEAR UP TO THE TIME OF THE ANNUAL MEETING, AT WHICH TIME YOU CAN STILL PAY FOR '78 IF YOU WISH OR '79 IF YOU ALSO WISH THAT. YOU MAY MAIL DUES TO ITHA P.O. BOX 27304 ZIP 94127

ITHA BOARD MEETINGS ARE OPEN & ARE HELD IN MEMBERS HOMES 2ND THURSDAY OF EVERY MONTH W/POSSIBLE EXCEPTION IN AUGUST DUE TO VACATIONS, ETC... BUT THOSE COMMITTEES THAT WISH HOLD THEIR MEETINGS AT OTHER TIMES. IT IS HOPED THAT WHEN GLENDALE SAVINGS FINISHES THEIR BLDG ON OCEAN & JUNIPERO SERRA THAT A PUBLIC MEETING ROOM IS MADE AVAILABLE FOR OUR BOARD MEETINGS AND THAT SOME FORM OF TROPHY CASE WILL ALSO BE INCLUDED TO DISPLAY ITHA MEMORABILIA - THIS IS STILL IN THE PLANNING STAGES.

I'M STUCK AT THIS POINT TO FILL THE REMAINING SPACE - SO I THOUGHT OF INCLUDING A COPY OF THE 1ST 2 PAGES OF MANUAL OF INGLESIDE TERRACES HOMES ASSOCIATION 1968 ISSUE. I UNDERSTAND THE WORDING CANNOT BE CHANGED PENDING FURTHER STUDY BY COVENANT COMMITTEE. SORRY FOR SMALL PRINT.

OBJECTS AND PURPOSES

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INGLESIDE TERRACES HOMES ASSOCIATION, a non-profit corporation, duly organized under the laws of the State of California, was formed in the latter part of 1938, for the express purpose of promoting and protecting the collective and individual property rights and civic interests of the home owners and residents in Ingleside Terraces.

Its articles of Incorporation specifically provide that it shall not contemplate pecuniary gain or profit to its members and that its executive officers and directors shall serve without pay. Its principal purposes and objectives are:

1. To care for the maintenance and improvement of the gateways, public easements, courts, parkways, grass plots, and other ornamental features now existing or hereafter installed or erected.
2. To consult with and procure the aid and cooperation of city, county and state officials, boards, commissions, committees and authorities having jurisdiction, in the proper construction, improvement and maintenance of streets and roadways, sidewalks, lighting, water, sewer and other public utilities serving the said tract;
3. To cooperate with the owners of vacant lots in keeping them in good order and slightly condition and to prevent their becoming a nuisance and detriment to the district;
4. To aid and cooperate with the members of this association in the enforcement of conditions, covenants and restrictions on their property; and
5. To do any and all things necessary to promote the general welfare of the residents and home owners of Ingleside Terraces.

MEMBERSHIP

Membership in the Ingleside Terraces Homes Association is restricted to the owners and lessees of the individual lots of land as shown by the official map of Ingleside Terraces or any subdivision thereof.

MEETINGS

A general membership meeting is held once each year for the purpose of electing directors.
The Directors meet monthly at 7:30 p.m. on the second Thursday at the ~~Home of Aptos Playground Field House~~. All members are cordially invited to attend these monthly meetings and to participate in the proceedings. All recommendations, suggestions or grievances brought before these meetings will receive prompt and diligent attention and the fullest cooperation from the executive board.

PROPERTY RESTRICTIONS

Because of the many inquiries received in the past from members and property owners regarding the provisions of the restrictive covenants under which all of the property in Ingleside Terraces is owned and occupied, and in an effort to be of service to you, the complete text of the restrictive covenants applicable to all lots is set forth below:

"TO HAVE AND TO HOLD the said premises, together with the appurtenances, subject to the easements, reservations and covenants hereinafter contained, unto the said parties of the second part and to their heirs and assigns forever.

"The grantor excepts and reserves unto itself, its successors and assigns, the perpetual easement and right to erect or cause to be erected and to maintain telephone and electric light poles on the rear line or on the interior side line of the said property hereinabove described, said poles not to be nearer than twenty (20) feet to any street line, and to run and maintain telephone and electric light wires on said poles.

"THIS INDENTURE is made subject to the following covenants, conditions and easements as to each and every of all the lots and parcels forming part of and embraced in that certain tract of land, known and designated as "Ingleside Terraces," delineated on the said plat thereof, filed and recorded as aforesaid, which are reserved for and designated thereon as "Residence Property" (of which the real property hereinabove described is a part), as follows:

"All that portion of said "Ingleside Terraces" bounded by Junipero Serra Boulevard on the West, Ocean Avenue on the North, Ashton (formerly Arlington) Avenue on the East, and by property of the City Land Association on the South; excepting therefrom that portion of said tract fronting on the Southwesterly side of Ocean Avenue, commencing at a point distant thereon one hundred and twenty (120) feet Northwesterly from a point formed by the intersection of the Northerly line of Paloma Avenue with the Southwesterly line of said Ocean Avenue, thence Northwesterly along Ocean Avenue to Junipero Serra Boulevard; also excepting that portion of said "Ingleside Terraces" fronting on the Southerly side of Ocean Avenue, commencing at a point distant thereon one hundred and twenty (120) feet Easterly from a point formed by the intersection of the Easterly line of Victoria Street with the Southerly line of Ocean Avenue, thence Easterly to Ashton (formerly Arlington) Avenue; also excepting that portion of said "Ingleside Terraces" fronting on the Westerly side of Ashton (formerly Arlington) Avenue, commencing at a point distant thereon fifty (50) feet Northerly from a point formed by the intersection of the Northerly line of Pico Avenue with the said Westerly line of Ashton (formerly Arlington) Avenue, thence Northerly along the Westerly line of Ashton (formerly Arlington) Avenue to Ocean Avenue, to-wit:

"First: That no building or structure except a dwelling house or appurtenances thereto, designed to accommodate one family only, or which shall be used exclusively as a dwelling house, and not more than one such building upon any one lot, shall at any time be placed upon the above described real property.

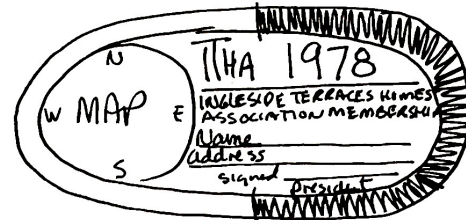
"Second: That no flats, duplex residences, apartment house, lodging house, hotel or boarding house, shall at any time be erected or maintained upon the above designated real property.

"Third: That no main wall of any house or building to be erected or maintained on the above described real property shall be nearer to the street line of said property than the building line (which is 12 to 25 feet from the front or side front of the property line) indicated upon the official plat of said property; and no wall of any house or building on said real property shall be nearer than four (4) feet distant from the exterior side, or rear end lines of any lot; provided, however, that open stoops may project toward the street not more than six (6) feet, and front steps not more than ten (10) feet, and open stoops and front steps

(To be continued)

THIS, TOO WE HOPE TO
CORRECT IN OUR NEXT
UPDATED ISSUE.

IN THE DESIGN-PLAN-
NING STAGE IS THE FOLLOW-
ING IDEA FOR A MEMBERSHIP
CARD.



I WAS CAUGHT WITHOUT A
SKETCH DUE AT OUR LAST BD.
MEETING, BUT I'VE ALWAYS
HAD SOMETHING OF OUR LOGO
NEWSLETTER, RACE TRACK OVAL,
MAP FEATURE, THAT WOULD BE
EASY TO SET UP. DO YOU
HAVE A DESIGN IN MIND?

START WITH BUSINESS CARD
- WALLET SIZE CARD USED
ABOVE + SEND US YOUR
IDEA - WE'LL FIGURE SOME
PROPER PRIZE TO WINNING
IDEAS. IF ABOVE SKETCH IS
TOO SMALL WORK IN PROPO-
TION + INCREASE SCALE.

BY DRAWING
DIAGONAL ACROSS
+ USING ANY SIZE YOU FIND
CONVENIENT TO USE.

UNTIL NEXT TIME
Hank Ginez
Newsletterman