

AMENDMENT TO DECLARATION OF RESTRICTIONS

COUNTY OF RIVERSIDE

This Amendment to Declaration of Restrictions made this 21 day of October, 1969, by SECURITY TITLE INSURANCE COMPANY, a California Corporation, (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of record of all that certain real property situated in the County of Riverside, State of California, and described on that certain Parcel Map #13-1 recorded in the Office of the County Recorder of Riverside County, California, on July 24, 1969, in Book I, pages 66 to 75, inclusive, Official Records of the County of Riverside, State of California, and described on that certain Record of Survey recorded in the Office of the County Recorder of Riverside County, California, on August 1, 1969, in Book 54, page 20, Official Records (collectively referred to herein as "Map"); and

WHEREAS, Declarant, on August 7, 1969, caused to be recorded a Declaration of Restrictions covering said Map as Instrument No. 81116, Official Records of the County of Riverside, to provide a general plan for the improvement and development of said tract and any future tracts which might be annexed thereto from time to time as therein provided, and to provide, in accordance with such general plans, the covenants, conditions, restrictions, and reservations upon and subject to which all or any portion of said tract shall be held, improved and conveyed; and

WHEREAS, Declarant desires to amend said Declaration of Restrictions recorded on said August 7, 1969, as hereinafter provided;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that the said Declaration of Restrictions recorded on August 7, 1969, as Instrument No. 81116, Official Records of Riverside County, California, providing for a general plan for the improvement and development of said property and subjecting said property to certain covenants, conditions, restrictions and reservations upon and subject to which all or any portion of said tract shall be held, improved and conveyed, shall be and is hereby amended as follows:

I

Article VII, paragraph (a) of said recorded Declaration of Restrictions covering said property is hereby cancelled, revoked and rescinded in its entirety and there is hereby substituted, in lieu thereof, a new Article VII, paragraph (a), which shall be and is hereby made a part of said recorded Declaration of Restrictions to the same extent and effect as if it were originally set forth therein, as follows:

VII

" (a) Declarant is the owner of approximately 6,000 contiguous acres of real property situated in Riverside

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RAY R. GOLDIE
ATTORNEY AT LAW
SUITE 6 LAW BUILDING
860 ARROWHEAD AVENUE
SAN BERNARDINO, CALIFORNIA
TELEPHONE TURNER 9-0188

107269

RAY R. GOLDIE
ATTORNEY AT LAW
SUITE 6 LAW BUILDING
560 ARROWHEAD AVENUE
SAN BERNARDINO, CALIFORNIA
TELEPHONE TURNER 9-0185

County, California, of which said tract comprises a part, which is designated for and will comprise the whole of the said La Cresta General Development and Declarant, its successors, or assigns, may within one year from August 7, 1969, annex to the existing development all or any part of said approximate 6,000 acres owned by Declarant as aforesaid, provided that such annexation does not materially increase the assessments on existing property owners or materially increase the burden of any common area subject to the jurisdiction of said property owner's association".

II

Article II, paragraphs (h) and (i) and each of them, of said recorded Declaration of Restrictions covering said property are hereby cancelled, revoked and rescinded in their entirety.

III

Article V, paragraph (d) of said recorded Declaration of Restrictions covering said property is hereby cancelled, revoked, and rescinded in its entirety and there is hereby substituted in lieu thereof, a new Article V, paragraph (d), which shall be and is hereby made a part of said recorded Declaration of Restrictions to the same extent and effect as if it were originally set forth therein, as follows:

" (d) The first Board of Governors of said Association shall be appointed by Declarant to act only until thirty (30) lots in said tract have been sold, or one year from the date of sale of the first lot in the tract, whichever first occurs, at which time the continuance of the same or the selection of another body shall be determined by the lot owners as provided in the By-Laws of the Association to serve until the date of the annual meeting set forth in the By-Laws of the Association when Governors shall be elected for the succeeding year."

IV

Article V, paragraph (e) of said recorded Declaration of Restrictions covering said property is hereby cancelled, revoked and rescinded in its entirety and there is hereby substituted, in lieu thereof, a new Article V, paragraph (e), which shall be and is hereby made a part of said recorded Declaration of Restrictions to the same extent and effect as if it were originally set forth therein, as follows:

" (e) In order to meet the authorized and necessary expenditures of the Association and to provide for adequate reserves, the Board of Governors of the Association, by resolution, may levy reasonable assessments upon the lots in the subdivision, PROVIDED, HOWEVER, no assessments which would exceed \$5.00 per acre per year may be made by the Board of Governors without the consent of the majority of the lot owners. No assessments shall be levied unless ten (10) days written notice thereof has first been sent to each lot owner. Each lot shall be assessed for its share of the expenses of the Association and for payment of taxes and special tax assessments, if any, upon the private roads and common areas of said tract. No special assessments exceeding \$1,000.00 for capital improvements or any assessment to make up a deficiency in insurance

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proceeds may be levied by the Board of Governors without the consent of a majority of the lot owners, excluding Declarant and/or the subdivider of the development. The total assessment shall be divided amongst each lot owner in the proportion that the acreage in each lot bears to the total acreage of the development then subject to the Association."

V

Article II, Section 1, of the By-Laws attached as Exhibit "A" to said recorded Declaration of Restrictions covering said property is hereby cancelled, revoked and rescinded in its entirety and there is hereby substituted in lieu thereof, a new Article II, Section 1, which shall be and is hereby made a part of said Exhibit "A" attached to said recorded Declaration of Restrictions to the same extent and effect as if it were originally set forth therein, as follows:

" Section 1. Place of Meeting:

Meetings of lot owners shall be held at such place within the County of Riverside, California, designated by the Board of Governors pursuant to authority hereinafter granted to the Board, or by the written consent of all persons entitled to vote thereat. In the absence of any such designation, lot owner meetings shall be held at the principal office of the Association. Any meeting is valid wheresoever held, if held by written consent of all persons entitled to vote thereat given either before or after the meeting and filed with the Secretary of the Association.

VI

Article V, Section 1, of the By-Laws attached as Exhibit "A" to said recorded Declaration of Restrictions covering said property is hereby amended to substitute the word "momentarily" for "momentarily"

VII

Declarant, subject to the amendment provided in paragraphs I to VI; inclusive; above, hereby ratifies, confirms, and republishes in all respects the general plan and covenants, restrictions and reservations contained in said Declaration of Restrictions recorded on August 7, 1969, as aforesaid upon and subject to which all or any portion of said property shall be held, improved and conveyed, all to the same extent as if such general plan and covenants, conditions, restrictions and reservations were set forth herein in full.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its Officers thereunto duly authorized and its corporate seal to be hereunto affixed the day and year first above written.

SECURITY TITLE INSURANCE COMPANY

By Gerald A. Maxner
Vice-President

By Donald R. Willis
Asst. Secretary

RECEIVED FOR RECORD

OCT 21 1969

40 Min. Part 12 of 1969
At Request of
SECURITY TITLE INSURANCE CO.
Recorded in Official Records
of Riverside County, California

W. D. Daryl
Recorder

FEB 8 1970

RAY R. GOLDIE
ATTORNEY AT LAW
SUITE 6 LAW BUILDING
560 ARROWHEAD AVENUE
SAN BERNARDINO, CALIFORNIA
TELEPHONE TURNER 8-0188

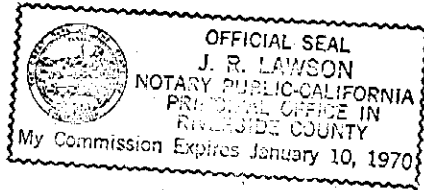
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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On October 21, 1969, before me the undersigned, a Notary Public in and for said County and State, personally appeared Gerald A. Mercer and Donald R. Willis known to me to be the Vice-President and Assistant Secretary, of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, 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.



J. R. Lawson
Notary Public in and for
said County and State

RAY R. GOLDIE
ATTORNEY AT LAW
SUITE 6 LAW BUILDING
880 ARROYO AVENUE
SAN BERNARDINO, CALIFORNIA
TELEPHONE TURNER 9-0185