

EXT

**2016-0413955**

09/22/2016 01:57 PM Fee: \$ 37.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



47.50

Recording Requested By:

When Recorded, Return To:

Los Ranchitos Homeowners Association  
c/o Ralston Management  
41874 Sixth Street  
Temecula, CA 92590

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51						1	4		
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**2016 EXTENSION AND AMENDMENT OF DECLARATION OF COVENANT,  
CONDITIONS AND RESTRICTIONS FOR  
LOS RANCHITOS HOMEOWNERS ASSOCIATION  
A CALIFORNIA NONPROFIT CORPORATION**

**NOTICE**

(Gov't Code §12956.1)

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

THIS EXTENSION TO THE TERM AND AMENDMENT OF THE DECLARATION was approved by the required percentage of owners of Los Ranchitos Homeowners Association, Inc.:

### RECITALS

A. This Amendment is recorded for the purpose of amending that certain Declaration of Restrictions which was recorded in the Office of the County Recorder of Riverside County, California on October 11, 1966, as Document No. 100757, which was extended by document recorded on September 6, 1996 as Document No. 1996-331899, which was later amended by a document recorded on June 3, 2008, as Document No. 2008-0300969, and any other amendments, annexations or similar documents containing restrictions to which the Covered Property (defined below) is subject that may appear of record, all in the Official Records of Riverside County, California, hereinafter referred to as the "Declaration," unless the context clearly indicates otherwise.

B. The legal description of the property that has been subjected to the terms of the Declaration (the "Covered Property") is:

Lots 1 through 102 in Tract 3552, as shown on a map recorded October 5, 1966 as Document No. 98816, in Book 56, Pages 63 through 66 of Miscellaneous Maps, Records of Riverside County, California.

Lots 1 through 34, inclusive, of Tract 3646, as shown on a map recorded September 20, 1967 as Document No. 82856, in Book 57, Pages 86 through 87, both inclusive, of Miscellaneous Maps, Records of Riverside County, California.

Lots 1 through 23, inclusive, and 26 through 49, inclusive, of Tract 3752, as shown on a map recorded July 31, 1968 as Document No. 74102, in Book 59, Pages 53 through 55, both inclusive, of Maps, Records of Riverside County, California.

Lots 1 through 4, inclusive, of Tract 3750, as shown on a map recorded October 2, 1968 as Document No. 95104, in Book 59 Page 100, of Maps, Records of Riverside County, California.

C. The Owners and Members of Los Ranchitos Homeowners Association, Inc. ("the Association") wish to modify the Declaration as to the subject property by amending the Declaration as set forth herein.

D. WHEREAS, Section 8.01 of the Declaration provides that every covenant, condition and restriction contained in the Declaration will continue in full force and effect for a period of 30 years.

E. WHEREAS, Section 8.02 of the Declaration allows the covenant, condition and restriction contained in the Declaration to be terminated, extended, modified, or amended, as to the whole of the property or any portion thereof, with the written consent of the owners of fifty-one percent (51%) of the property subject to the restrictions, based on the number of square feet subject to those restrictions.

F. WHEREAS on September 6, 1996, the Owners and Members extended the term of the Declaration for an additional period of 20 years from September 30, 1996 through and including September 30, 2016. This extension was recorded in the Official Records of Riverside County as Document No. 1996-331899.

G. WHEREAS, pursuant to Section 8.02, the owners of fifty-one percent (51%) of the property subject to the restrictions, based on the number of square feet subject to those restrictions, have given written consent to the extension and amendment of the Declaration.

H. NOW, THEREFORE, the Association hereby declares that the term of the Declaration shall be extended and the Declaration shall be amended as follows:

Article XIII, Section 8.01 entitled Term is hereby deleted in its entirety and the following is substituted in its place.

Each and all of the covenants, conditions and restrictions contained herein shall be extended for a twenty (20) year period starting from September 30, 2016, and terminating on September 30, 2036, after which date they shall automatically be extended for successive periods of ten (10) years unless the owners of fifty-one percent (51%) of the property subject to the restrictions, based on the number of square feet subject to those restrictions have executed and recorded at any time within six (6) months prior to September 30, 2036, or within six (6) months prior to the end of any such ten (10) year period, a writing in which it is agreed that said restrictions shall terminate on September 30, 2036, or at the end of any such ten (10) year period.

I. Except as expressly extended herein, the Declaration shall remain in full force and effect.

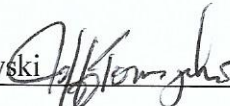

J. The undersigned President and Secretary of the Association certify that, to the best of their knowledge, the affirmative vote or written consent of at least a majority of the owners of the lots subject to the Declaration have been obtained.

K. The undersigned certify that owners of fifty-one percent (51%) of the property subject to the restrictions based on the number of square feet subject to those restrictions have given their written consent to extension of the Declaration every 10 years unless the members vote to terminate the Declaration and to the amendment of Section 8.01 of the Declaration. (See "Certificate of President and Secretary of Los Ranchitos Homeowners Association" attached hereto and incorporated herein by reference.)

L. The undersigned, on behalf of the above-referenced property owners, have executed this Extension and Amendment to the Declaration of Covenants, Conditions and Restriction on the day and year indicated below.

*[Signatures and Notary on the following page]*

This extension is executed on September 21, 2016, by the undersigned  
Directors of LOS RANCHITOS HOMEOWNERS ASSOCIATION.

By: Jeffrey Tomaszewski  By: Neal Ziff   
President Secretary

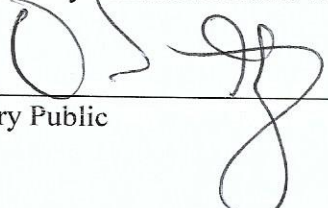
**A Notary Public or other officer completing this certificate verifies only the identity  
of the individual who signed the document to which this certificate is attached and  
not the truthfulness accuracy or validity of that document.**

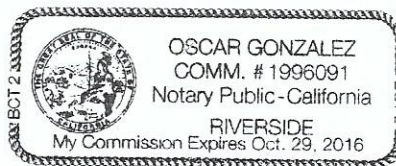
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF RIVERSIDE )

On Sept 21 2016, 2016 before me, Oscar Gonzalez, Notary Public,  
personally appeared Jeffrey Tomaszewski and Neal Ziff, proved to me on the basis of  
satisfactory evidence to be the persons whose names are subscribed to the within instrument and  
acknowledged to me that they executed the same in their authorized capacities, and that by their  
signatures on the instrument the persons, or the entity upon behalf of which the persons acted,  
executed the instrument.

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

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



**CERTIFICATE OF PRESIDENT AND SECRETARY OF  
LOS RANCHITOS HOMEOWNERS ASSOCIATION**

**2016 Extension and Amendment to Declaration of Covenants, Conditions and Restrictions  
for Los Ranchitos Homeowners Association**

1. We certify that we are the President and Secretary, respectively, of Los Ranchitos Homeowners Association, a California non-profit corporation (hereafter "Association").

2. This document is executed for the purpose of certifying the foregoing amendment to the Declaration and to certify that the amendment requirements of the Declaration have been met.

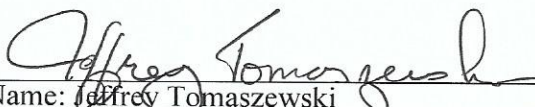
3. We certify that there are currently 503.92 acres in the Association. Thus, according to the requirements of Article VIII, Section 8.02, of the Declaration, the owners of at least fifty-one percent (51%) of the property subject to the Declaration must give their written consent to approve an amendment, thus the owners of at least two-hundred fifty-six and ninety-nine hundredths (256.99) acres must approve the amendment.

4. We further certify that, as of the date this document is executed, the following represents the written consent of the owners of the acreage cast for and against the amendment:

Owner Votes Cast For and Against the Amendment		
Section(s) Amended	Votes For	Votes Against
Pursuant to Exhibit "A" of Ballot (Date of Mailing June 1, 2016)	281.15 acres	37.49 acres

5. Since these totals reflect that the amendments outlined more fully in Exhibit "A" of the ballot mailed June 1, 2016 was approved by the written consent of the owners of at least fifty-one percent (51%) of the property subject to the Declaration, we certify that the amendment was approved.

On behalf of the Association, we declare under penalty of perjury under the laws of the State of California that the foregoing facts are true and correct. Executed on September 21, 2016 at Temecula, California.

  
Name: Jeffrey Tomaszewski  
Title: President of Los Ranchitos Homeowners Association

  
Name: Neal Ziff  
Title: Secretary of Los Ranchitos Homeowners Association