

#	Document Date	Lot #s & Tract #	Lots Added or Subtracted	Summary of Document and the Transaction
1	10/11/1966	1 thru 102, Tract 3552	102	Establishes Covenants, Conditions & Restrictions (CC&Rs) for original 102 lots contributed by Rancho California Partnership
2	9/5/1967	#86, Tract 3552		CC&Rs amended to state Architectural Committee must approve shape of each subdivided lot, approve signs, & improvements on Lot #86, Tract 3552 (15.31 acre lot on SW corner of Santiago & Ynez)
3	9/20/1967	1 thru 34, Tract 3646	34	34 lots added to CC&Rs by Rancho California Partnership
4	8/20/1968	1 thru 49, Tract 3752	49	49 lots added to CC&Rs by Rancho California Partnership
5	1/20/1969	1 thru 4, Tract 3750	2	This document adds a triangular portion of land that had been in between two original lots (lots #12 & #13, Tract 3552) and subdivides these two lots into lots 1-4, Tract 3750 through a subdivision map.
6		Total	187	Total net lots contributed into Rancho California Partnership CC&Rs
7	Assessor Map, dated Sept 2010	Lots 10 & 11, Tract 3552	-1	Rancho Community Church used Lots 10 & 11, Tract 3552 to build their church in 1968. This was approved by Rancho California Partnership, the original land developer. The result was a reduction of one lot in LRHOA.
8	8/7/1978			Articles of Incorporation for newly formed corporation with the name of Los Ranchitos Homeowners Association are filed.
9	8/7/1978			Bylaws for Los Ranchitos Homeowners Corporation adopted. This occurred on same date that Los Ranchitos Homeowners Association became a corporation.
10	Assessor Map dated July 1980	Lot 86, Tract 3552	3	Amendment to CC&Rs dated September 5, 1967 states that the Architectural Committee must approve shape of each subdivided lot to be sold or leased for Lot #86, Tract 3552. Prior to turning the management of LRHOA over to the homeowners, the original developers of Los Ranchitos split Lot #86 into 4 lots and sold them. This is verified on the referenced Assessor Map dated July 1980
11	12/30/1980			All operations and powers for CC&Rs transitioned from Kacor Realty, successor in interest from Rancho California Partnership, to homeowners of Los Ranchitos Homeowners Association.
12	7/26/1985			Amends section 6.01 of CC&Rs to state that the new Architectural & Environmental Control Committee (AECC) will be selected by the Board of Directors of Los Ranchitos Homeowners Association and will succeed all previous committees. The AECC will maintain minutes, copies of all plans submitted and concise records of any recommendations, all of which will be turned over to the Board of Directors at the end of the Fiscal year. The AECC will submit to Board of Directors for approval all plans that they approve, but are contrary to the CC&Rs, prior to notifying members submitting plans.
13	8/30/1996			Extends CC&Rs to September 30, 2016

14	11/5/1999 & recorded 11/15/1999	Lot 34, Tract 3646	-1	LRHOA agrees not to contest City of Temecula's condemnation of Lot 34, Tract 3646 for future Park & Ride and that CC&Rs will no longer apply to this property provided that the City agrees that access to Park and Ride will be only from Highway 79, Temecula Parkway and that a berm, sound barrier and plant materials will be placed along La Paz and Vallejo streets as identified in Exhibit "B" of agreement.
15	12/6/99 & recorded 1/21/2000	Lots 1, 2, 3 & 4, Tract 3750		CC&Rs amended to allow Lots 1, 2, 3 & 4 of Tract 3750 to be commercially developed, subject to Development Agreement, Operative Provisions, paying \$1,000 per lot for annual assessments and making one-time capital contribution of \$15,000 for each lot.
16	12/9/2003 & recorded 12/30/2003	Lot 24, Tract 3752	-1	CC&Rs amended to allow Lot 24, Tract 3752 (northeast corner lot at Margarita and De Portola) to be de-annexed from LRHOA for one-time capital contribution of \$25,000.
17	1/20/2006 & recorded 1/24/2006	Lot 25, Tract 3752	-1	CC&Rs amended to allow Lot 25, Tract 3752 (southeast corner lot at Margarita and De Portola) to be de-annexed from LRHOA for one-time capital contribution of \$25,000.
18	4/1/2007 Assessor Map dated Jan 2008	Lot 69, Tract 3552	1	LRHOA homeowners Tomaszewski split their residential Lot 69, Tract 3552 into two residential lots of 2.5 acres each on April 1, 2007. Both lots remain zoned "Residential-Very Low Density" by City of Temecula. This is confirmed on Assessor Map dated January 2008.
19	5/7/2008 & recorded 6/3/2008			Amends CC&Rs, section 3.01 to state that no portion of a lot shall be sold/leased if either the sold/leased lot or the remaining portion of the lot contains less than 2.5 acres, unless said lot was smaller than 2.5 acres on the date of recordation of this amendment.
20	1/8/2009 & recorded 2/3/2009			Amends Bylaws, Article II, Section 1, 4 and 6, to state that there shall be one membership for each lot in LRHOA, with multiple membership classifications. Single-family residential use lots are considered " residential members " and dues shall be fixed at \$25 per year. Lots approved for commercial development through development agreements shall be considered " commercial members " and will be subject to the negotiated assessment in their development agreement.
21	11/30/2012 & recorded 12/3/2012	Lot 26, Tract 3752		Amends CC&Rs to allow commercial development of Lot 26, Tract 3752, subject to Operative Provisions and Development Agreement. Annual assessment shall be \$1,000 per year, subject to a 5% annual increase and one-time capital contribution in the amount of \$18,276.04. This property is commonly known as De Portola Medical Center.
22	6/17/2013 & recorded 6/18/2013	Lot 28, Tract 3752		Amends CC&Rs to allow commercial development of Lot 28, Tract 3752, subject to Operative Provisions and Development Agreement that is part of this amendment. Annual assessment shall be \$3,500 per year, subject to a stated consumer price index annual increase. One-time capital contribution will be \$35,000, plus \$10,000 to offset legal fees associated with mediating the dispute. Additional landscaping and multi-use trail to be installed and maintained. This property fronts De Portola Road and is commonly known as the Temecula Valley Hospital complex.

23	2/20/2015 & recorded 2/24/2015	Lots 10 & 11, Tract 3552		Amends CC&Rs to allow non-residential use of Lots 10 and 11, Tract 3552 to operate a school, subject to Use Agreement with Hope Lutheran Church and subsequent owners of this property. Annual assessment shall be \$3,000 per year, subject to a 3% annual increase with a one-time capital contribution of \$30,000. These two lots were legally consolidated into Lot 11 when Rancho Community Church first built on this property in 1968.
24	Amendment approved by a majority vote February 2016 and is being recorded	Lot 27, Tract 3752		Amends CC&Rs to allow commercial development of Lot 27, Tract 3752, subject to Operative Provisions and Development Agreement. Annual assessment shall be \$5,000 per year, subject to a 5% annual increase with a one-time capital contribution of \$40,000. This property is commonly known as Temecula Medical Office Building.
25			187	Total Lots in LRHOA February 2016