

5894

5894

VOL. 425 PAGE 545  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
INTER-COUNTY TITLE CO.

SUPPLEMENTARY DECLARATION  
OF COVENANTS AND RESTRICTIONS

37 JUL 26 1967  
AT 11 MIN PAST 26 O'CLOCK P.M.  
NEVADA COUNTY, CALIFORNIA  
RECORDED

SIERRA MEADOWS, UNIT II

This Supplementary Declaration of Covenants and Restrictions made and dated this 26th day of July, 1967, by SIERRA MEADOWS DEVELOPERS, a partnership (hereinafter called "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain real property, commonly known as SIERRA MEADOWS, UNIT II, in the County of Nevada, State of California, and more particularly described as follows: Lots 1 through 7, inclusive, of SIERRA MEADOWS, UNIT II, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT II for record in the Office of the County Recorder of Nevada County, State of California, on June 29, 1967, in Book 2 of Maps, at page 93 ; and

WHEREAS, the Declarant is about to sell said described lots, which he desires to subject, pursuant to a general plan of improvement, to certain restrictions, conditions, covenants, and agreements between itself and the several purchasers of said property as between themselves as hereinafter set forth; and

425 . . 545

WHEREAS, Declarant caused to be filed a map on certain real property, commonly known as SIERRA MEADOWS, UNIT I, in the County of Nevada, State of California, and more particularly described as follows: Lots 1 through 118, inclusive, of SIERRA MEADOWS, UNIT I, as shown on the official map of said Subdivision, filed as TAIHOE MEADOWS, UNIT I for record in the Office of the County Recorder of Nevada County, State of California, on August 31, 1966, in Book 2 of Maps, at page 76; and subsequently amended to change the official title thereof to SIERRA MEADOWS, UNIT I, which amended map was filed for record in the Office of the County Recorder of Nevada County, State of California, on October 19, 1966, in Book 2 of Maps at page 79; and

WHEREAS, Declarant has caused to be filed a Declaration of Protective Restrictions (hereinafter called "Declaration") covering SIERRA MEADOWS, UNIT I, dated November 4, 1966, in the Office of the County Recorder of Nevada County, State of California, on November 4, 1966, in Book 410 of Official Records, page 682; and

WHEREAS, ARTICLE II, section 2.(a) of the Declaration provides for Addition by the Declarant to Existing Properties (as defined in the Declaration), in accordance with a General Plan of Development prepared prior to the sale of any Lot or Living Unit and made known to every purchaser, by the filing of a Supplementary Declaration of Covenants and Restrictions, with respect to the additional property, which shall extend the scheme of the covenants and restrictions of the Declaration to such property; and

WHEREAS, Declarant has prepared a General Plan of Development pursuant to the provisions of ARTICLE II, section 2.(a) of the Declaration and has made it known to every purchaser; and

WHEREAS, Declarant wishes to bring within the scheme of the Declaration additional property to be known as SIERRA MEADOWS, UNIT II (the lots, units and property of which are hereinafter sometimes referred to as "UNIT II") by filing this Supplementary Declaration of Covenants and Restrictions (hereinafter called "Supplementary Declaration"), pursuant to those provisions of ARTICLE II, section 2.(a) of the Declaration which allows Declarant to add property at any time within three (3) years from the date of issuance of a public report by the Commission of Real Estate, State of California, on the last preceding stage of development; and

WHEREAS, a public report (Final Subdivision Report) on SIERRA MEADOWS, UNIT I, the last preceding stage of development, was issued by the Commission of Real Estate, State of California on October 21, 1966 and amended on November 28, 1966:

NOW, THEREFORE, the Declarant makes the following declarations:

1. This Supplementary Declaration is being filed within three (3) years from the date of issuance of the public report by the Commission of Real Estate, State of California, on the last preceding stage of development of SIERRA MEADOWS.

2. This Supplementary Declaration is in general accord with the aforesaid General Plan of Development.

3. This Supplementary Declaration should not cause the assessments against the Owners of the Existing Properties to be substantially increased, nor cause the Common Properties to be overcrowded or overburdened.

4. This Supplementary Declaration contains such complementary additions and modifications of the covenants and restrictions contained in the Declaration which are necessary to reflect the different character of UNIT II.

5. This Supplementary Declaration shall in no way revoke, modify, or add to covenants established by the Declaration within the Existing Properties, but this Supplementary Declaration does provide for multifamily dwellings and estate-size residential lots and the provisions hereof relate solely to UNIT II.

6. Except as modified by the provisions of this Supplementary Declaration, the definitions, covenants, restrictions, assessments, voting and membership rights and provisions of the Declaration are hereby incorporated herein by reference and made a part of this Supplementary Declaration and shall apply to UNIT II and to the purchasers of Lots or Living Units thereof to the same degree, extent and force as if UNIT II had been originally a part of the Existing Properties.

7. UNIT II is and shall be held transferred, sold, conveyed, and occupied subject to the provisions, covenants, restrictions, easements, charges, and liens (sometimes herein referred to as "covenants and restrictions") as set forth in the Declaration and as the Declaration may be amended by this Supplementary Declaration as follows:

#### ARTICLE I

#### DEFINITIONS

Article I of the Declaration is hereby amended with respect to UNIT II by adding the following:

"The following words when used in the Supplementary Declaration (unless the context shall prohibit) shall have the following meanings:

547  
10.420

(a) "Multifamily Dwelling" shall mean and refer to any building containing two or more Living Units under one roof except when such Living Unit is situated upon its own individual lot.

(b) "Multifamily Dwelling Unit" shall mean and refer to a Living Unit in a Multifamily Dwelling.

#### ARTICLE II

##### PROPERTY SUBJECT TO THIS SUPPLEMENTARY DECLARATION

Section 1 of Article II of the Declaration is hereby amended with respect to UNIT II by adding the following:

"Added Properties - Unit II. The real property (which real property shall hereinafter be referred to as "Unit II") which is, and shall be, held, transferred, sold, conveyed, and occupied subject to the Supplementary Declaration is described as follows:

Lots 1 through 7, inclusive, of SIERRA MEADOWS, UNIT II, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT II, for record in the Office of the County Recorder of Nevada County, State of California, on June 29, 1967 1967, in Book 2 of Maps, at page 93."

#### ARTICLE III

##### RESIDENTIAL DWELLINGS ONLY

Section 1 of Article VII of the Declaration is hereby amended with respect to Unit II by adding the following:

"Notwithstanding anything to the contrary in this Section 1., the single family, detached, private dwelling restriction of this Section 1. shall apply to Lots 1, 2, 3, and 4 of Unit II, or any lot resulting from a lot split pursuant to Article VII of the Supplementary Declaration, but shall not apply to Lots 5, 6, and 7 of Unit II so long as Multifamily Dwellings are erected thereon."

#### ARTICLE IV

##### BUILDING AREA OF STRUCTURES AND SET-BACK LINES

Section 1. of Article VIII of the Declaration is hereby amended with respect to Unit II by adding the following:

420 548

"As this Section 1. applies to Unit II, it shall read as follows: No building or structure shall be erected or permitted on any lot of Unit II (including any lot resulting from a lot split pursuant to Article VII of the Supplementary Declaration) nearer than 20 feet from any street bordering the front of any lot, or 10 feet from any street bordering the side of any lot, or 20 feet from the rear property line of any lot, or nearer than 10 feet to any side lot lines."

Section 2. of Article VIII of the Declaration is hereby amended with respect to Unit II by adding the following:

"Notwithstanding anything to the contrary in this Section 2., Multifamily Dwellings shall have a maximum height of 30 feet above the top of the curb or building pad or site, whichever is higher, and no Multifamily Dwelling in Unit II shall have a living area of less than 1,800 square feet and no Multifamily Dwelling Unit thereof shall have a living area of less than 450 square feet. Such living areas shall be exclusive of porches, patios, terraces, and porches."

Section 3. of Article VIII of the Declaration is hereby amended with respect to Unit II by adding the following:

"Notwithstanding anything to the contrary in this Section 3., the minimum off-street parking that must be constructed and maintained for any lot in Unit II on which Multifamily Dwellings are constructed shall be 450 square feet for each Multifamily Dwelling Unit thereon. Any lot in Unit II resulting from a lot split pursuant to Article VII of the Supplementary Declaration shall have a minimum of 700 square feet of such off-street parking."

#### ARTICLE V

#### ANIMALS

Article XIII of the Declaration is hereby amended with respect to Unit II by adding the following:

"No horses may be kept or maintained on any lot (including any lot resulting from a lot split pursuant to Article VII of the Supplementary Declaration) in Unit II."

#### ARTICLE VI

#### SIGNS

Article XVI of the Declaration is hereby amended with respect to Unit II by adding the following:

"Notwithstanding anything to the contrary in this Article XVI, each owner of a Living Unit in Unit II may display such a sign setting forth the name of the owner and such a 'For Rent' or 'For Sale' sign."

#### ARTICLE VII

##### LOT SPLITTING AND SEVERANCE OF INTEREST

Article XVIII of the Declaration is hereby amended with respect to Unit II by adding the following:

"Notwithstanding anything to the contrary in this Article XVIII, Lots 1, 2, 3, and 4 of Unit II may be split into two or more smaller lots, but no such smaller lot shall have an area of less than one-half of an acre."

#### ARTICLE VIII

##### GENERAL PROVISIONS

Article XXI of the Declaration is hereby amended with respect to Unit II by adding the following:

"Section 7. The Supplementary Declaration hereby brings Unit II within the jurisdiction of the Association and every person who acquires title to any Lot or Living Unit of Unit II subject to the restrictions of the Supplementary Declaration, whether acquired from Declarant or otherwise, thereby covenants that he will become a member of the Association and remain a member thereof so long as he holds said title and will observe and abide by the Articles and By-Laws of the Association as the same may be amended from time to time."

SIERRA MEADOWS DEVELOPERS  
Declarant

By 

W. 420 550  
072

