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 OFFICIAL RECORDS  
 RECORDED AT REQUEST OF  
 INTER-COUNTY TITLE CO.  
 33 NOV 27 1968  
 AT 11:00 P.M. PAST 12 O'CLOCK P.M.  
 NEVADA COUNTY, CALIFORNIA  
 FEE: 6 80  
 RECORDER

SUPPLEMENTARY DECLARATION  
 OF COVENANTS AND RESTRICTIONS  
 SIERRA MEADOWS, UNIT IIA

The Supplementary Declaration of Covenants and Restrictions made and dated this 31st day of October, 1968, 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 IIA, in the County of Nevada, State of California, and more particularly described as follows: Lots 1 through 4, inclusive, of SIERRA MEADOWS, UNIT IIA, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT IIA, for record in the Office of the County Recorder of Nevada County, State of California, on Nov. 27, 1968, in Book 3 of Maps, at page 18; 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

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 11B, inclusive, of SIERRA MEADOWS, UNIT I, as shown on the official map of said Subdivision, filed as TAHOE 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 covering SIERRA MEADOWS, UNIT I,

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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, an amendment, dated September 22, 1967, to said Declaration of Protective Restrictions (hereinafter said Declaration of Protective Restrictions, as amended, being referred to as "Declaration") was filed in the Office of the County Recorder of Nevada County, State of California, on October 16, 1967, in Book 432 of Official Records, page 482; and

WHEREAS, ARTICLE II, section 2.(a) of the Declaration provides for additions 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 has caused to be filed Supplementary Declarations of Covenants and Restrictions adding SIERRA MEADOWS, UNITS II and III to the Existing Properties pursuant to said section 2.(a) of ARTICLE II, in the Office of the County Recorder, Nevada County, State of California, on July 26, 1967, in Book 425 of Official Records, page 545 and on September 24, 1968, in Book 457 of Official Records, page 24, respectively; and

WHEREAS, Declarant wishes to bring within the scheme of the Declaration additional property to be known as SIERRA MEADOWS, UNIT IIA (the lots, units and property of which are hereinafter sometimes referred to as "UNIT IIA") by filing this Supplementary Declaration of Covenants and Restrictions (hereinafter called "Supplementary Declaration (UNIT IIA)") 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)

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on SIERRA MEADOWS, UNIT III, the last preceding stage of development, was issued by the Commission of Real Estate, State of California, on October 16, 1968:

NOW, THEREFORE, the Declarant makes the following declarations:

1. This Supplementary Declaration (UNIT IIA) 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 (UNIT IIA) is in general accord with the aforesaid General Plan of Development.

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

4. This Supplementary Declaration (UNIT IIA) 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 IIA.

5. This Supplementary Declaration (UNIT IIA) shall in no way revoke, modify, or add to covenants established by the Declaration within the Existing Properties nor is it inconsistent with the scheme of the Declaration, but this Supplementary Declaration, UNIT IIA, does provide for multi-family dwellings as contemplated by that scheme, and the provisions hereto relate solely to UNIT IIA.

6. Except as modified by the provisions of this Supplementary Declaration (UNIT IIA), 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 (UNIT IIA) and shall apply to UNIT IIA and to the purchasers of Lots or Living Units thereof to the same degree, extent and force as if UNIT IIA had been originally a part of the Existing Properties.

7. UNIT IIA 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 (UNIT IIA) as follows:

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ARTICLE I  
DEFINITIONS

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

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

"(a) 'Multifamily Dwelling' shall mean and refer to any building containing two or more Living Units under one roof or a condominium dwelling as defined by applicable California law."

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

"(c) 'Living Area' shall refer to interior floor area with a minimum height clearance of 5 feet from floor to ceiling."

ARTICLE II

PROPERTY SUBJECT TO THIS SUPPLEMENTARY DECLARATION

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

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

"Lots 1 through 4, inclusive, SIERRA MEADOWS, UNIT IIA, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT IIA, for record in the Office of the County Recorder of Nevada County, State of California, on *Trac 27* 1968, in Book 3 of Maps, at page 18 ."

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ARTICLE III

RESIDENTIAL DWELLINGS ONLY

Section 1 of Article VII of the Declaration is hereby amended with respect to UNIT IIA 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 not apply to Lots 1 through 4 of UNIT IIA so long as Multifamily Dwellings are erected thereon, in which case the restrictions concerning Multifamily Dwellings shall apply."

ARTICLE IV

BUILDING AREA OF STRUCTURES AND SET-BACK LINES

Section 2. of Article VIII of the Declaration is hereby amended with respect to UNIT IIA 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 Unit thereof shall have a living area of less than 600 square feet. Such living areas shall be exclusive of garages, patios, terraces, decks and porches. Units with living area of less than 600 square feet may, at the discretion of the Architectural Control Committee, be deemed to comply herewith where additional space is provided for additional enclosed centralized service areas, such as for storage, recreation, laundry, and mechanical equipment.

Section 3. of Article VIII of the Declaration is hereby amended with respect to UNIT IIA 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 IIA on which Multifamily Dwellings are constructed shall be subject to the approval of the Architectural Control Committee."

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ARTICLE V

ANIMALS

Article XIII of the Declaration is hereby amended with respect to UNIT IIA by adding the following:

"No horses may be kept or maintained on Lots 1 through 4 of UNIT IIA, so long as Multifamily Dwellings are erected thereon."

ARTICLE VI

SIGNS

Article XVI of the Declaration is hereby amended with respect to UNIT IIA by adding the following:

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


ARTICLE VII

GENERAL PROVISIONS

Article XXI of the Declaration is hereby amended with respect to UNIT IIA by adding the following:

"Section 7. The Supplementary Declaration (UNIT IIA) hereby brings UNIT IIA within the jurisdiction of the Association and every person who acquires title to any Lot or Living Unit of UNIT IIA subject to the restrictions of the Supplementary Declaration (UNIT IIA), 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

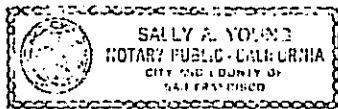
BY   
General Partner

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STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN FRANCISCO )

On the *31st* day of *October*, 1968, before me,  
*SALLY A. YOUNG*, a Notary Public, State of California,  
duly commissioned and sworn, personally appeared David C.  
Irmer, known to me to be a general partner of the  
partnership that executed the within instrument, and ack-  
nowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunder set my  
hand and affixed my Official Seal in the County of San  
Francisco the day and year first above written.



My Commission Expires June 14, 1971

*Sally A. Young*  
Notary Public

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