

9710

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OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.
SEP 24 1968
AT 1 MIN. PAST 2 O'CLOCK P.M.
NEVADA COUNTY, CALIFORNIA
FEE \$5.20
RECORDER

SUPPLEMENTARY DECLARATION
OF COVENANTS AND RESTRICTIONS
SIERRA MEADOWS, UNIT III

9710

The Supplementary Declaration of Covenants and Restrictions made and dated this 19th day of September, 1968, be 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 III, in the County of Nevada, State of California, and more particularly described as follows: Lots 1 through 137, inclusive, of SIERRA MEADOWS, UNIT III, as shown on the official map of said Sub-division, filed as SIERRA MEADOWS, UNIT III, for record in the Office of the County Recorder of Nevada County, State of California, on September 24, 1968, in Book 3 of Maps, at page 14; 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 118, 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, dated

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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 a Supplementary Declaration of Covenants and Restrictions, dated July 26, 1967, adding SIERRA MEADOWS, UNIT II, 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

WHEREAS, Declarant wishes to bring within the scheme of the Declaration additional property to be known as SIERRA MEADOWS, UNIT III (the lots, units and property of which are hereinafter sometimes referred to as "UNIT III") by filing this Supplementary Declaration of Covenants and Restrictions (hereinafter called "Supplementary Declaration (UNIT III)"), 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 II, the last preceding stage of development, was issued by the Commission of Real Estate, State of California, on August 9, 1967 and amended on August 25, 1967:

NOW, THEREFORE, the Declarant makes the following declarations:

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

3. This Supplementary Declaration (UNIT III) 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 III) 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 III.

5. This Supplementary Declaration (UNIT III) 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, and the provisions hereto relate solely to UNIT III.

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

7. UNIT III 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 III) as follows:

ARTICLE I

PROPERTY SUBJECT TO THIS SUPPLEMENTARY DECLARATION

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

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

"Lots 1 through 137, inclusive, of SIERRA MEADOWS, UNIT III, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT III, for record in the Office of the County Recorder of Nevada County, State of California, on September 21, 1968, in Book 3 of Maps, at page 14."

ARTICLE II

RESIDENTIAL DWELLINGS ONLY

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

"The single family, detached, private dwelling restriction of this section 1. shall apply to UNIT III."

ARTICLE III

GENERAL PROVISIONS

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

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

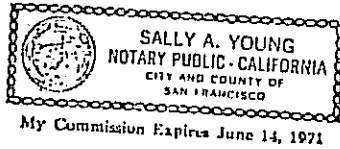
By 
General Partner

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

On the 19th day of September, 1968, before me, ~~SALLY A. YOUNG~~, a Notary Public, State of California, duly commissioned and sworn, personally appeared David C. Irmey known to me to be a general partner of the partnership that executed the within instrument, and acknowledged 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.



Sally A. Young
Notary Public

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