

4091

9178 . . . . . -18810

OFFICIAL RECORDS  
PLACER COUNTY-CALIF.  
RECORD REQUESTED BY  
TAHOE TITLE GUARANTY CO.

Oct 23 11 16 AM 1969

SUPPLEMENTARY DECLARATION  
OF COVENANTS AND RESTRICTIONS

CLAYTON J. GOODPASTER  
COUNTY RECORDER

SIERRA MEADOWS, UNIT IV

18810

\$6.00  
Tahoe

The Supplementary Declaration of Covenants and Restrictions made and dated this 4th day of August, 1969, by SIERRA MEADOWS DEVELOPERS IV, 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 IV, in the Counties of Nevada and Placer, State of California, and more particularly described as follows: Lots 1 through 206, inclusive, of SIERRA MEADOWS, UNIT IV, as shown on the official map of said subdivision, filed as SIERRA MEADOWS, UNIT IV, for record in the Offices of the County Recorders of Nevada County, State of California, on Aug 5 1969, in Book 3 of Maps, at Page 35, and of Placer County, State of California, on Oct 23 1969, in Book 1 of Maps, at Page 70; and

WHEREAS, Declarant is about to sell said described lots, which it 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 and between themselves as hereinafter set forth; and

WHEREAS, Declarant is the assignee by assignment bearing the same date as first above written from SIERRA MEADOWS DEVELOPERS, a partnership, of the General Plan of Development, hereinafter mentioned, as it pertains to SIERRA MEADOWS, UNIT IV; and

WHEREAS, SIERRA MEADOWS DEVELOPERS 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

VOL. 1266 PAGE 340

VOL. 489 PAGE 480

210

WHEREAS, SIERRA MEADOWS DEVELOPERS has caused to be filed a Declaration of Protective Restrictions 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, 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 SIERRA MEADOWS DEVELOPERS or its assignee 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, SIERRA MEADOWS DEVELOPERS has prepared a General Plan of Development, which includes SIERRA MEADOWS, UNIT IV within its scheme, pursuant to the provisions of ARTICLE II, section 2.(a) of the Declaration and has made it known to every purchaser; and

WHEREAS, SIERRA MEADOWS DEVELOPERS has caused to be filed Supplementary Declarations of Covenants and Restrictions adding SIERRA MEADOWS, UNITS II, III and II A 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; on September 24, 1968, in Book 457 of Official Records, Page 24; and on November 27, 1968, in Book 462 of Official Records at Page 333, respectively; and

WHEREAS, Declarant as assignee of SIERRA MEADOWS DEVELOPERS wishes to bring within the scheme of the Declaration additional property to be known as SIERRA MEADOWS, UNIT IV (the lots, units and property of which are hereinafter sometimes referred to as "UNIT IV") by filing this Supplementary Declaration of Covenants and Restrictions (hereinafter called "Supplementary Declaration (UNIT IV)"), pursuant to those provisions of ARTICLE II, section 2.(a) of the Declaration which allow Declarant to add property at any time within three (3) years from the date of issuance of a public report by the Commissioner 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 A, the last preceding stage of development, was issued by the Commissioner of Real Estate, State of California, on April 3, 1969:

NOW, THEREFORE, the Declarant makes the following declarations:

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

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

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

5. This Supplementary Declaration (UNIT IV) 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 IV.

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

7. UNIT IV 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 IV) as follows:

VOL 1266 PAGE 342

VOL 488 PAGE 492

ARTICLE I

PROPERTY SUBJECT TO THIS SUPPLEMENTARY DECLARATION

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

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

Lots 1 through 206, inclusive, of SIERRA MEADOWS, UNIT IV, as shown on the official map of said Subdivision, filed as SIERRA MEADOWS, UNIT IV, for record in the Offices of the County Recorders of Nevada County, State of California, on 19 , and of in Book of Maps, at Page , and of Placer County, State of California on OCT 23, 1969, in Book I of Maps at Page 74."

ARTICLE II

RESIDENTIAL DWELLINGS ONLY

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

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

ARTICLE III

GENERAL PROVISIONS

Section 5. of Article XXI of the Declaration is hereby amended with respect to UNIT IV by adding the following:

"Notwithstanding anything herein to the contrary in this section 5., no such waiver, abandonment, termination, modification, alteration or enlargement referred to in the second sentence of this section (beginning with the words 'No such waiver' and ending with the words 'Nevada County') shall be effective with respect to any Lot in UNIT IV lying wholly within Placer County until a proper instrument in writing is executed and acknowledged by a proper officer or officers of the Association and is recorded in the Office of the Recorder of Placer County."

vol. 1266 PAGE 343

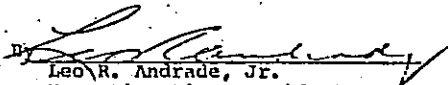
1-10-68 488 TIME 403

ARTICLE XXI of the Declaration is hereby amended with respect to UNIT IV by adding the following:

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

By General American Development  
Corporation, partner

By   
Leo R. Andrade, Jr.  
Executive Vice President

VOL 1266 PAGE 344

VOL 488 PAGE 494

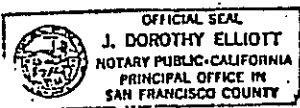
TO 448 C  
(Corporation as a Partner of a Partnership)

(71)

STATE OF CALIFORNIA }  
COUNTY OF San Francisco } SS.

On August 14, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared Leo R. Andrade, Jr. known to me to be the Exec. Vice President, XXX

Secretary of General American Development Corporation the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Sierra Meadows Developers Four, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.



WITNESS my hand and official seal.  
Signature J. Dorothy Elliott  
J. DOROTHY ELLIOTT - Notary Public - Cal.  
CORP. EXP. 04/15/77  
650 CL. ST., SUITE 1721, S. FRANCISCO, CA. 94108

(This area for official notarial work)

STAPLE HERE  
VOL. 483 PAGE 495  
VOL. 483 PAGE 495

9178

VOL. 483 Page 490  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
INTER-COUNTY TITLE CO.  
3 AUG 15 1969 P  
AT 2 MIN. PAST 2 O'CLOCK M.  
NEVADA COUNTY, CALIFORNIA  
FEE: 6.00 Theo A Kohler Jr  
RECORDER

UNPAID & INDEXED

9178

State of California }  
County of Nevada } SS.

I, Theo. A. Kohler, Jr., County Recorder, in and for said County, do hereby certify that I have compared the foregoing and find the same to be a full, true and correct copy of Supplementary Declaration of Restrictions on record in Book 483 of Official Records Page 490 in this my office.

WITNESS my hand and Official Seal this 6th day of Oct. A.D. 19 69

THEO. A. KOHLER, Jr.  
COUNTY RECORDER  
Theo A Kohler Jr  
DEPUTY  
18810