

93-049029

Rec Fee 8.00
Cash 8.00

Recorded
Official Records
County of
Placer
Mary Ann Hulse
Recorder
9:58am 8-Jul-93

JE 2



SADDLEBACK

HOMEOWNERS ASSOCIATION

P.O. Box 6691
Auburn, CA 95604

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Saddleback Homeowners Assoc.
13080 Moss Rock Dr.
Auburn, CA 95602

SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The attached "Second Amended Declaration of Covenants, Conditions and Restrictions" reflects an amendment to the original "Declaration of Covenants, Conditions and Restrictions", recorded in the Official Records of Placer County, California on November 12th, 1992, Series Number 92-086748.

The Declaration as previously recorded remains exactly the same except for the following change to ARTICLE VI, Section 14 which will now read as follows:

SECTION 14. All lots shall be maintained clean and clear of dead trees, trash, weeds and debris in conformity with applicable County and State fire and other regulations. Reasonable effort should be exercised to upkeep the property and grounds, including exterior paint and/or stain, landscaping and overall general appearance of the property. Notwithstanding anything to the contrary contained in these CC&R's, all Lot Owners shall be responsible for weed abatement beginning at the edge of any paved roads within the subdivision abutting their Lot(s). In addition, all Lot Owners shall meet the minimum roadside appearance standards as established by the Architectural Committee. The Association may, but is not required to, cut such weeds at the expense of such Lot Owners. If the Lot Owner fails to reimburse the Association for such expense, there shall be a lien against such Lot in favor of the Association for such expense. Such lien shall be subordinate to the lien of any prior mortgage or deed of trust in the same manner as prescribed in Section 9 of Article III in regard to assessments. It is not the responsibility of the Homeowners Association to maintain the areas abutting the roads in a fire-safe condition.

I certify that this amendment has been approved by two-thirds of the members of the Saddleback Homeowners Association.

Thomas C Brady, Pres

Charles R Miller, Sec/Treas



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue / Auburn, California 95603 / Telephone (916) 889-7470 / FAX (916) 889-7499

June 30, 1993

Thomas C. Brady, President
Saddleback Homeowners Association
P.O. Box 6691
Auburn, AC 95604

SUBJECT: AMMENDMENTS TO PROJECT CC&Rs - OFFICIAL COUNTY APPROVAL

Dear Mr. Brady:

In response to your letter of June 25, 1993, the following determination is herewith provided for your organization's use.

The original reason for including Article VIII, Sec. 5, paragraph b in the Saddleback CC&Rs was to provide County oversight for those project amenities which the County determined to be essential for the smooth functioning of the subdivision. The changes that have occurred within the project over the years (e.g. the acceptance by the County of the roads into the public highway system, the STEP sewage disposal system, etc.) require flexibility on the part of the County in allowing the CC&Rs to be modified to reflect the periodic changes. Given the changes you have described with regard to the roadway maintenance and weed abatement responsibilities, it is appropriate for the CC&Rs to be modified as you propose.

Please accept this correspondence as official approval by Placer County for the CC&R modifications you have proposed. Placer County has no objection to the recordation of the changes to the CC&Rs as described in your letter of June 25, 1993.

Sincerely yours,

G. Dean Primmore
G. Dean Primmore
Principal Planner

cf: Saddleback file

GDP:dp

ref: A:\SADDLEBK CCR

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Placer

SS.

On July 18, 1993 before me, Ginger L. Weber
(date) (name and title of officer)

Notary Public, personally appeared
Thomas C. Brady + Charles R. Miller
personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instru-
ment the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Ginger L. Weber
Notary's Signature

