

RECORDING REQUESTED BY

Alberhill Ranch Community Association

WHEN RECORDED RETURN TO

Wasserman • Kornheiser LLP
7955 Raytheon Road
San Diego, California 92111
Attention: Gary Wasserman

DOC # 2008-0318815

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND RESERVATION OF
EASEMENTS

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ALBERHILL
RANCH

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND
RESERVATION OF EASEMENTS
ALBERHILL RANCH**

The Original Declarant for this project is Castle & Cooke Alberhill Ranch, LLC. The Alberhill Ranch Community Association, a California non-profit mutual benefit corporation is the successor in interest to Declarant. The common area lots are owned and maintained by the Alberhill Ranch Community Association, a California non-profit mutual benefit corporation. Alberhill Ranch Community Association is controlled by the Association Board. The members of Alberhill Ranch Community Association are the owners of the residential lots.

This instrument constitutes the first amendment to that original Declaration of Covenants, Conditions and Restrictions recorded August 31, 2005, as Document No. 0721924, in the Official Records of the County Recorder for the County of Riverside, State of California, for the above-entitled association, with respect to the following:

Article 11, Section 11.4 is hereby deleted in its entirety and replaced with the following:

11.4 Tents, Sheds, or Similar Structures. No outbuilding, tent, or other temporary building or structure or improvement may be placed upon any portion of the Properties either temporarily or permanently. No garage, carport, trailer, camper, motor unit, recreation vehicle or other vehicle may be used as a residence on the Properties, either temporarily or permanently. Sheds may be installed in rear yards with Architectural Committee approval provided they comply with the following guidelines:

- (a) No flammable or toxic chemicals, insecticides, etc. may be stored inside the shed.
- (b) The color of a shed must blend with surrounding structure. Color samples and photographs are to be provided by homeowner with their application.
- (c) Sheds are to be located in rear yards or side rear yards only and screened in accordance with these guidelines.
- (d) Maximum footprint of the shed is to be 7x10 feet or 70 square feet total with a maximum structure height of 6 feet from the original finished grade, providing all set back requirements are fully met.
- (e) The shed structure must be set back a minimum of 3 feet from any fence or yard wall. It is the Homeowner's sole responsibility to make sure all requirements of the City of Lake Elsinore Zoning and Fire Codes are met. Any approval of the Architectural Committee does not constitute approval of the City of Lake Elsinore and may not serve as a substitute for such approval or serve in lieu of a permit, where otherwise required.

- (f) If the shed is taller than the adjoining fences or walls, then screening materials (plants and shrubs) must all be planted on all sides where shed is visible from adjoining property or from the front of the house. Such screening materials must be selected to insure screening will be 100% within six (6) months of installation of the shed. Trellises or plant supports shall not exceed 7.5 feet (or the height of the shed if less) and the material must be painted or stained to match the existing color scheme of the adjacent wall or fence.

As the Secretary of Alberhill Ranch Community Association, I hereby certify that the requisite vote necessary to approve the amendment as stated herein above has been obtained.

IN WITNESS WHEREOF, the undersigned, have executed this amendment this 22 day of MAY, 2008.

Alberhill Ranch Community Association
Secretary:

By: Robert W. Parmele

Robert W. Parmele
(print name)

STATE OF CALIFORNIA)

) ss.

COUNTY OF SAN DIEGO)

On May 22nd, 2008, before me, WYNELL WHORF a Notary Public, ROBERT W. PARMELE personally appeared, who 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 instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



Notary Public

