

2017082073

Official Records Of Sonoma County
William F. Rousseau

10/23/2017 03:39 PM

Fee: \$ 44.00 11 Pages



CONFORMED COPY
Not Compared with Original

RECORDING REQUESTED BY:

Zimmerman Pavone LLP
131A Stony Circle, Ste. 500
Santa Rosa, CA 95401

AMENDMENT TO
OAKMONT VILLAGE DECLARATION NO. 33
OF PROTECTIVE RESTRICTIONS

THIS AMENDMENT (the "Amendment") to the Oakmont Village Declaration No. 33 of Protective Restrictions, recorded in the Office of the County Recorder of Sonoma County, California, on October 27, 1981 as instrument No. 1981061903, as amended from time to time, (the "Original Declaration"), is made this 9th day of September 2017, by the owners of record of the Lots within the Project and by the Twin Lakes Owners Association, an unincorporated association.

The Original Declaration encumbers the real property described as follows:

All that certain real property situated in the City of Santa Rosa, Sonoma County, California, as shown on the map entitled "Oakmont No. 14E," and recorded on October 27, 1981 in Book 327 of Maps at pages 20, 21, and 22, in the office of the Recorder of Sonoma County, California.

- a. By this document, the Original Declaration is amended pursuant to the provisions of Article XI, section 2 thereof, as follows:

Section 4 is hereby added to Article III and shall read in its entirety as follows:

Section 4. Exclusive Use Common Area.

(a) The following addresses shall have exclusive use of the portion of the Common Area designated on the plot maps attached hereto as Exhibit A. The Owner shall be entitled to the sole and exclusive use of the allocated Exclusive Use Common Area for use as a golf cart shed.

361 Twin Lakes Drive 409 Twin Lakes Circle

429 Twin Lakes Circle 433 Twin Lakes Circle

(b) Prior to making any changes or alterations to the improvements within a lot's Exclusive Use Common Area, the Owner shall submit drawings with dimensions along

with an application for approval by the Board of Governors. Any construction, modifications or improvements must also be approved by the Oakmont Architectural Committee in accordance with Article III, Section 3, and Article IV of the Declaration.

(c) Owners shall be responsible for the maintenance, upkeep, repair, and replacement of the Exclusive Use Common Area allocated to their Lot and all structures and improvements located thereon.


(d) Each owner shall carry an appropriate level of liability insurance to cover their use of the Exclusive Use Common Area allocated to his/her Lot, and shall indemnify and defend the Owners Association and the Oakmont Village Association from any claims, injuries, damages, awards, penalties, or fines resulting from or related to the Owner's use of the Exclusive Use Common Area.

b. Invalidation of any provision contained in this Amendment by judgment, court order, or otherwise, shall in no way affect any other provision contained herein, or in the Declaration, which shall remain in full force and effect.

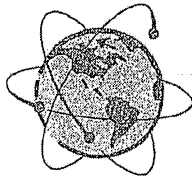
c. All terms used in this Amendment which are defined in the Declaration shall have the same meaning as in the Declaration.

The undersigned are the President of the Twin Lakes Owners Association, and hereby certify and declare that pursuant to the provision of Article XI, section 2 of the Original Declaration, as amended January 19, 2006 in instrument number 2006007345 in the Official Records of Sonoma County, California, and Civil Code section 5100 et seq., the foregoing amendment was approved by the affirmative vote, by secret written ballot, of the Members representing more than three-fourths (3/4) of the Lot ownerships.

TWIN LAKES OWNERS ASSOCIATION,

By: 
Robert Spaulding, Chairperson

See attached
for Notarization



RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

EXHIBIT A

LEGAL DESCRIPTION
FOR
LANDS OCCUPIED BY A GOLF CART SHED

Being a portion of LOT 94, also known as the "COMMONS" as shown and delineated on that subdivision map entitled "OAKMONT NO. 14-E" as recorded in Book 324 of Maps at Pages 41-43, Sonoma County Records, said portion more particularly described as follows:

Commencing at the southwest corner of LOT 80 of said OAKMONT NO. 14-E subdivision map; thence along the southwest lot line of said Lot 80 South 77 degrees 42 minutes 28 seconds East, 6.95 feet to the **TRUE POINT OF BEGINNING** for the lands herein described, said point being where the overhang of an existing Golf Cart Shed intersects said lot line; thence along said existing shed overhang the following courses: South 12 degrees 28 minutes 08 seconds West, 4.64 feet; thence South 77 degrees 29 minutes 21 seconds East, 12.47 feet; thence North 12 degrees 28 minutes 08 seconds East, 4.69 feet to a point on said Lot 80 southwest lot line; thence along said lot line North 77 degrees 42 minutes 28 seconds West, 12.47 feet to the point of beginning.

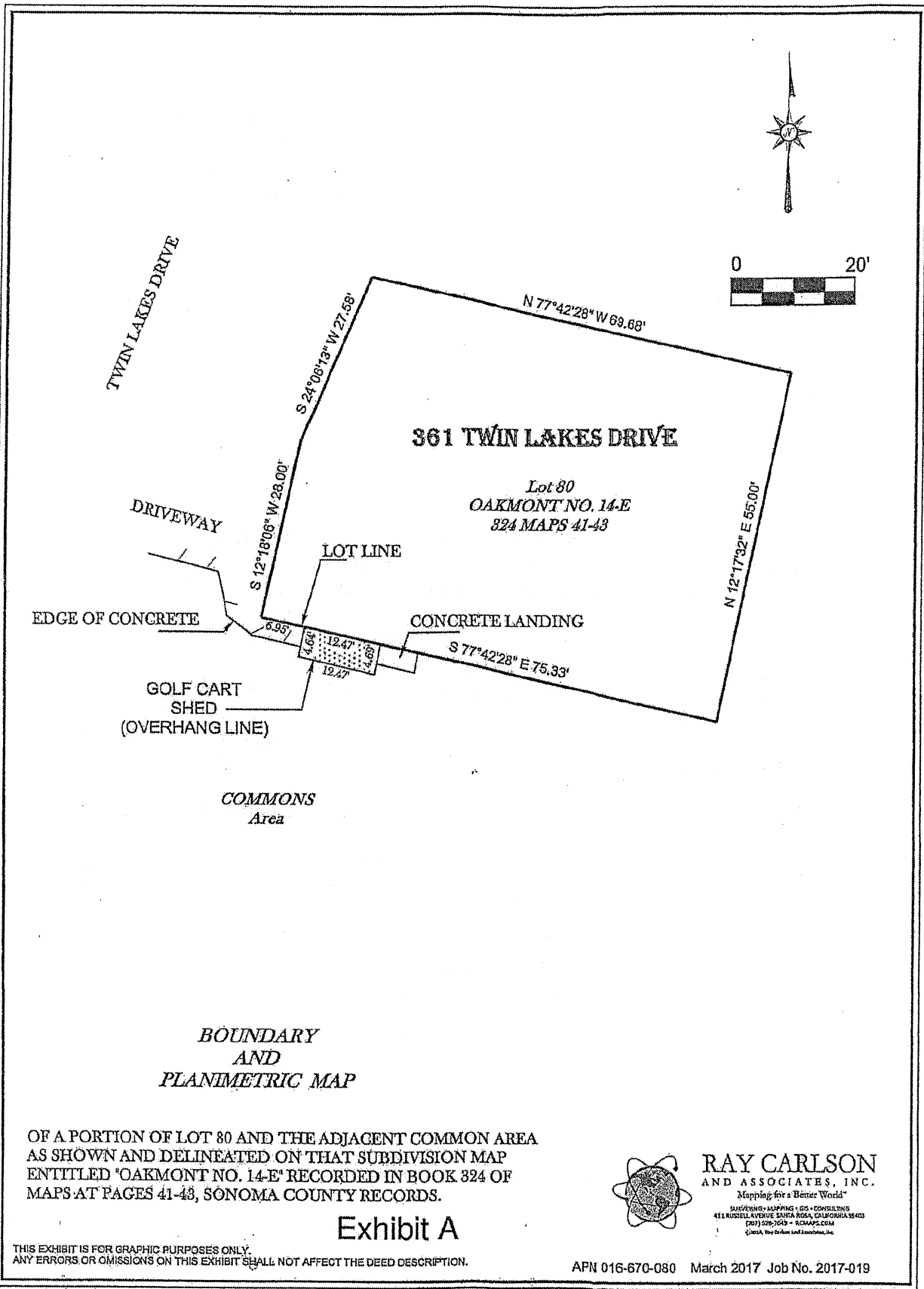
Said portion containing 58.1 square feet, more or less.



Twin Lakes Owner's Association
JN 2017-019
Regarding 361 Twin Lakes Drive
APN 016-670-094 (ptn)
March 16, 2017

Exhibit A

411 Russell Avenue • Santa Rosa, CA 95403 • Office: 707-528-7649 • Fax 707-571-5541
E-mail: rca@rcmaps.com • Web: www.rcmaps.com

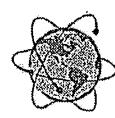


**BOUNDARY
AND
PLANIMETRIC MAP**

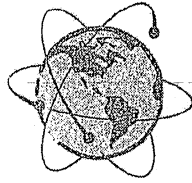
OF A PORTION OF LOT 80 AND THE ADJACENT COMMON AREA
AS SHOWN AND DELINEATED ON THAT SUBDIVISION MAP
ENTITLED 'OAKMONT NO. 14-E' RECORDED IN BOOK 324 OF
MAPS AT PAGES 41-43, SONOMA COUNTY RECORDS.

Exhibit A

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



**RAY CARLSON
AND ASSOCIATES, INC.**
Mapping for a Better World
SURVEYING • MAPPING • GIS • CONSULTING
411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95403
(707) 538-7643 • RCMAPS.COM
©2017, Ray Carlson and Associates, Inc.



RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

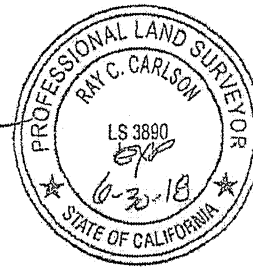
EXHIBIT A

**LEGAL DESCRIPTION
FOR
LANDS OCCUPIED BY A GOLF CART SHED**

Being a portion of LOT 94, also known as the "COMMONS" as shown and delineated on that subdivision map entitled "OAKMONT NO. 14-E" as recorded in Book 324 of Maps at Pages 41-43, Sonoma County Records, said portion more particularly described as follows:

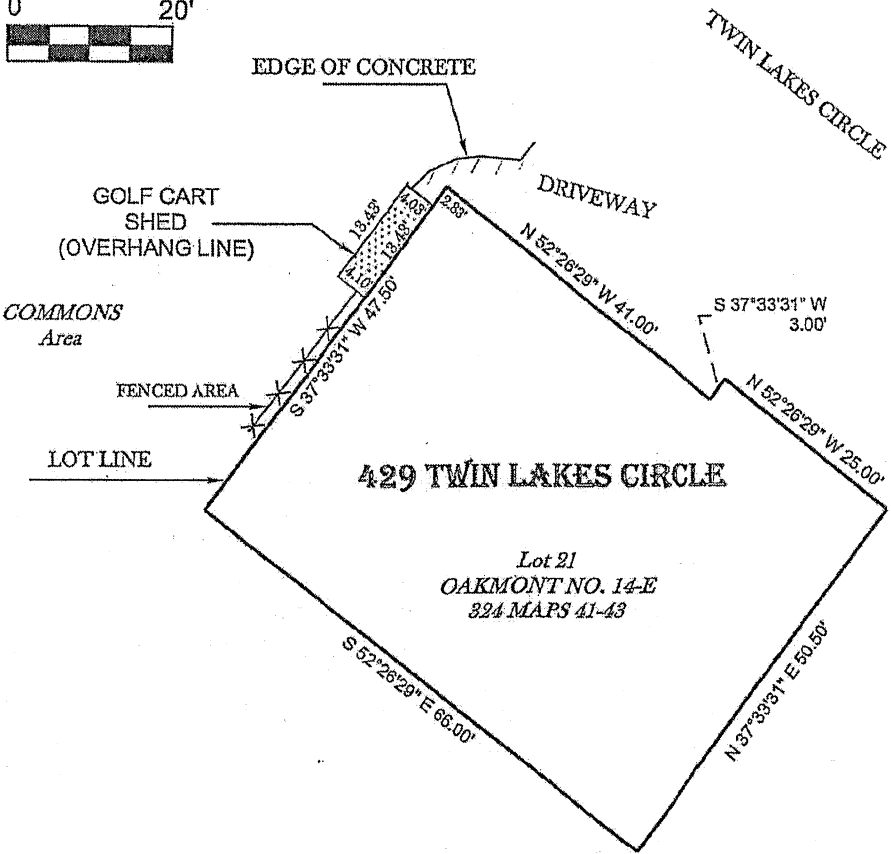
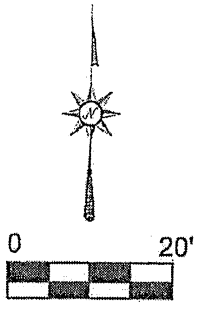
Commencing at the northerly most corner of LOT 21 of said OAKMONT NO. 14-E subdivision map; thence along the northwesterly lot line of said Lot 21 South 37 degrees 33 minutes 31 seconds West, 2.83 feet to the **TRUE POINT OF BEGINNING** for the lands herein described, said point being where the overhang of an existing Golf Cart Shed intersects said lot line; thence along said existing shed overhang the following courses: North 52 degrees 26 minutes 29 seconds West, 4.03 feet; thence South 37 degrees 50 minutes 30 seconds West, 13.43 feet; thence South 52 degrees 26 minutes 29 seconds East, 4.10 feet to a point on said Lot 21 northwesterly lot line; thence along said lot line North 37 degrees 33 minutes 31 seconds East, 13.43 feet to the point of beginning.

Said portion containing 54.6 square feet, more or less.



Twin Lakes Owner's Association
JN 2017-019
Regarding 429 Twin Lakes Circle
APN 016-670-094 (ptn)
March 16, 2017

Exhibit A

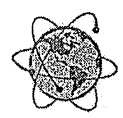


**BOUNDARY
AND
PLANIMETRIC MAP**

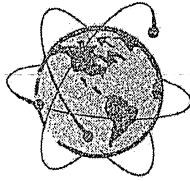
OF A PORTION OF LOT 21 AND THE ADJACENT COMMON AREA
AS SHOWN AND DELINEATED ON THAT SUBDIVISION MAP
ENTITLED "OAKMONT NO. 14-E" RECORDED IN BOOK 324 OF
MAPS AT PAGES 41-43, SONOMA COUNTY RECORDS.

Exhibit A

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



**RAY CARLSON
AND ASSOCIATES, INC.**
"Mapping for a Better World"
SURVEYING • MAPPING • GIS • CONSULTING
411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95401
(707) 528-2643 • RCMAPS@COM
© 2014, Ray Carlson and Associates, Inc.



RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

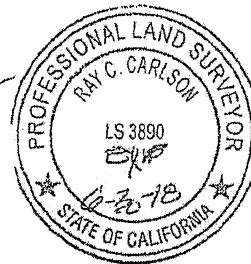
EXHIBIT A

LEGAL DESCRIPTION
FOR
LANDS OCCUPIED BY A GOLF CART SHED

Being a portion of LOT 94, also known as the "COMMONS" as shown and delineated on that subdivision map entitled "OAKMONT NO. 14-E" as recorded in Book 324 of Maps at Pages 41-43, Sonoma County Records, said portion more particularly described as follows:

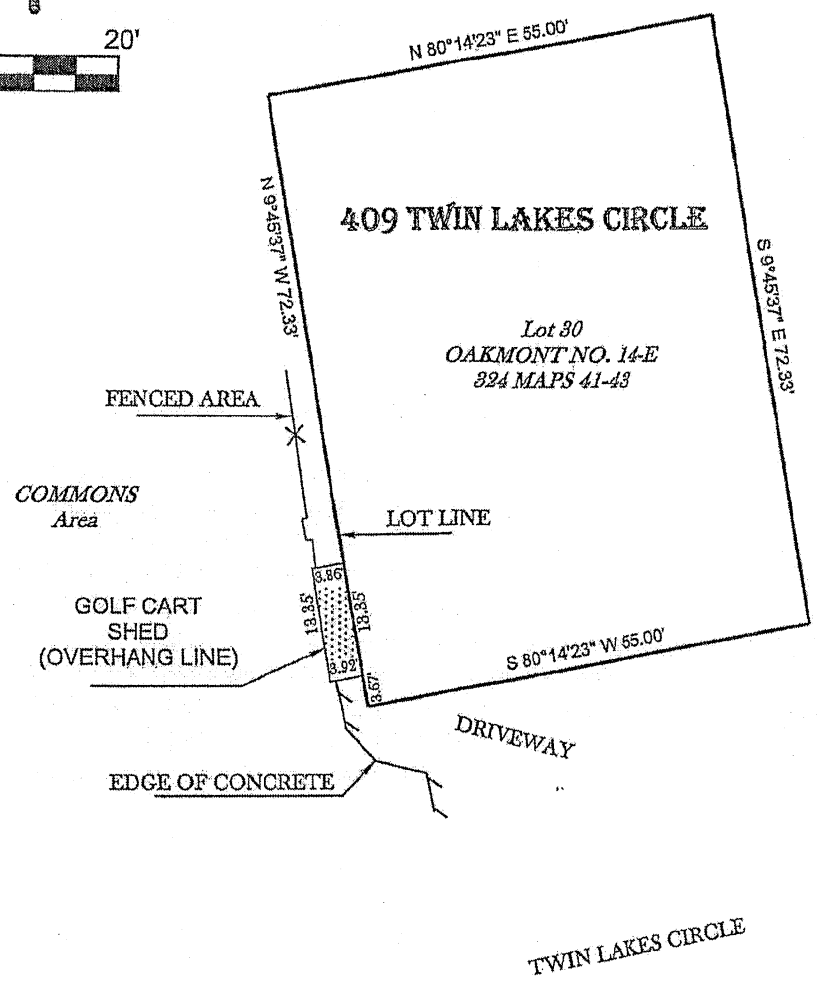
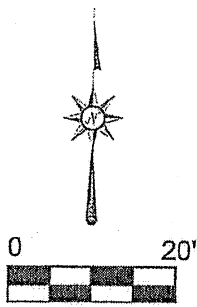
Commencing at the southerly most corner of LOT 30 of said OAKMONT NO. 14-E subdivision map; thence along the westerly lot line of said Lot 30 North 9 degrees 45 minutes 37 seconds West, 3.67 feet to the **TRUE POINT OF BEGINNING** for the lands herein described, said point being where the overhang of an existing Golf Cart Shed intersects said lot line; thence along said existing shed overhang the following courses: South 80 degrees 14 minutes 23 seconds West, 3.92 feet; thence North 9 degrees 31 minutes 36 seconds West, 13.35 feet; thence North 80 degrees 14 minutes 23 seconds East, 3.86 feet to a point on said Lot 30 westerly lot line; thence along said lot line South 9 degrees 45 minutes 37 seconds East, 13.35 feet to the point of beginning.

Said portion containing 51.9 square feet, more or less.



Twin Lakes Owner's Association
JN 2017-019
Regarding 409 Twin Lakes Circle
APN 016-670-094 (ptn)
March 16, 2017

Exhibit A



**BOUNDARY
AND
PLANIMETRIC MAP**

OF A PORTION OF LOT 30 AND THE ADJACENT COMMON AREA AS SHOWN AND DELINEATED ON THAT SUBDIVISION MAP ENTITLED 'OAKMONT NO. 14-E' RECORDED IN BOOK 324 OF MAPS AT PAGES 41-43, SONOMA COUNTY RECORDS.

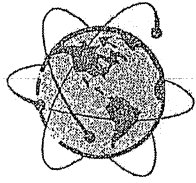
Exhibit A

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



**RAY CARLSON
AND ASSOCIATES, INC.**
Mapping for a Better World™
SURVEYING • MAPPING • GIS • CONSULTING
411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95401
(707) 534-6644 • RICHARD@RAYCARLSON.COM
©2014 Ray Carlson and Associates, Inc.

APN 016-670-080 March 2017 Job No. 2017-019



RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

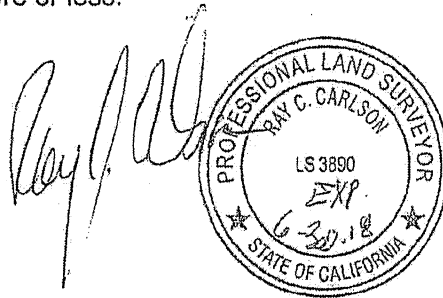
EXHIBIT A

LEGAL DESCRIPTION
FOR
LANDS OCCUPIED BY A GOLF CART SHED

Being a portion of LOT 94, also known as the "COMMONS" as shown and delineated on that subdivision map entitled "OAKMONT NO. 14-E" as recorded in Book 324 of Maps at Pages 41-43, Sonoma County Records, said portion more particularly described as follows:

Commencing at the northeast corner of LOT 19 of said OAKMONT NO. 14-E subdivision map; thence along the east lot line of said Lot 19 South 00 degrees 19 minutes 29 seconds East, 6.82 feet to the **TRUE POINT OF BEGINNING** for the lands herein described, said point being where the overhang of an existing Golf Cart Shed intersects said lot line; thence along said existing shed overhang the following courses: North 89 degrees 24 minutes 33 seconds East, 4.10 feet; thence South 00 degrees 24 minutes 28 seconds East, 12.36 feet; thence South 89 degrees 24 minutes 33 seconds West, 4.11 feet to a point on said Lot 19 east lot line; thence along said lot line North 00 degrees 19 minutes 29 seconds West, 12.36 feet to the point of beginning.

Said portion containing 50.7 square feet, more or less.



Twin Lakes Owner's Association
JN 2017-019
Regarding 433 Twin Lakes Circle
APN 016-670-094 (ptn)
March 16, 2017

Exhibit A



TWIN LAKES CIRCLE

DRIVEWAY

EDGE OF CONCRETE

GOLF CART GARAGE
(OVERHANG LINE)

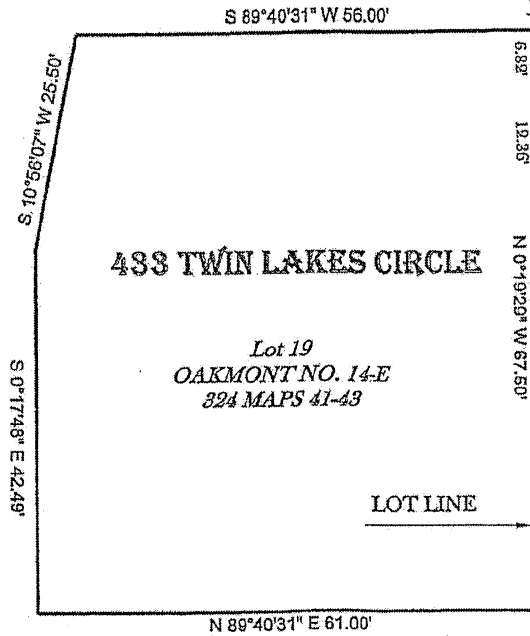
433 TWIN LAKES CIRCLE

Lot 19
OAKMONT NO. 14-E
324 MAPS 41-43

FENCED AREA

COMMONS
Area

LOT LINE

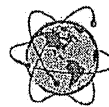


*BOUNDARY
AND
PLANIMETRIC MAP*

OF A PORTION OF LOT 19 AND THE ADJACENT COMMON AREA
AS SHOWN AND DELINEATED ON THAT SUBDIVISION MAP
ENTITLED "OAKMONT NO. 14-E" RECORDED IN BOOK 324 OF
MAPS AT PAGES 41-43, SONOMA COUNTY RECORDS.

Exhibit A

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



**RAY CARLSON
AND ASSOCIATES, INC.**

Mapping for a Better World

SURVEYING • MAPPING • GIS • CONSULTING
411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95403
(707) 538-7849 • RCMAPS.COM
©2014 Ray Carlson and Associates, Inc.