

RECORDED AT THE REQUEST OF AND
WHEN RECORDED, RETURN TO:

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FIRST AMENDMENT

TO

THE ORCHARD AT OAKMONT DECLARATION OF RESTRICTIONS (CC&Rs)

(OAKMONT VILLAGE DECLARATION NO. 51)

A SENIOR CITIZEN HOUSING DEVELOPMENT

THIS FIRST AMENDMENT is executed with reference to the following facts:

- A. THE WALNUT ORCHARD, LLC, a California limited liability company is constructing a residential development consisting of 165 residential lots located on certain real property in Santa Rosa, California, more particularly described as Lots 1 through 80 on the map entitled "The Orchard at Oakmont Unit 1" filed in the records of Sonoma County, California, on October 11, 2005, in Book 682 of Maps at pages 45 through 50 (the "Unit 1 Map") and Lots 1 through 85 shown on the map entitled "The Orchard at Oakmont Unit 2" filed in the records of Sonoma County, California on November 9, 2005 in Book 684 of Maps at pages 13 through 18.
- B. The residential lots are subject to "The Orchard at Oakmont Declaration of Restrictions (CC&Rs) (Oakmont Village Declaration No. 51 A Senior Citizen Housing Development" recorded on January 9, 2006 as Document No. 2006002859 in the official records of Sonoma County, California (the "Declaration"). The Declaration in advertently failed to include Parcel A shown on the Unit 1. The purpose of this First Amendment is to correct this omission by encumbering Parcel A shown on the Unit 1 Map with the covenants, restrictions, rights, duties, benefits and burdens set forth in the Declaration. This First Amendment was duly approved as required by Section 12.2 of the Declaration.

THE DECLARATION IS AMENDED AS FOLLOWS:

1. Section 1.6 is amended to read as follows:

"1.6 Development. The residential development that is constructed on the property and made subject to the Declaration, including the residential lots and all improvements thereon and Parcel A as shown on the Unit 1 Map."
2. Section 1.23 is amended to read as follows:

"1.23 Property. The land and Improvements shown on the Map, including Parcel A shown on the Unit 1 Map."

3. Section 2.1 is amended to read as follows:

"2.1 Type of Development. This Development is a planned development within the meaning of Civil Code section 1351(k) and consists of 165 residential lots and Parcel A shown on the Unit 1 Map."

Subject to the modifications contained herein, the Declaration remains in full force and effect in accordance with its terms.

This First Amendment shall be effective as of the date it is recorded in the records of Sonoma County, California.

OAKMONT VILLAGE ASSOCIATION
a California nonprofit mutual benefit corporation

By: 

Its _____

STATE OF CALIFORNIA

COUNTY OF SONOMA

)
) ss.
)

On May 23 2006 before me, Regina L Skoog,
personally appeared Patricia A. Arideo 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 instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(Seal)

