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Pythian Court Owners Association
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Official Records Of Sonoma County
William F. Rousseau

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**AMENDMENT TO OAKMONT VILLAGE DECLARATION NO. 27
OF PROTECTIVE RESTRICTIONS,
2018A MAINTENANCE AND COMMON AREA EASEMENTS**

This Amendment to those certain protective restrictions entitled "Oakmont Village Declaration No. 27" recorded in the Office of the County Recorder of Sonoma County, California, on December 1, 1978 as instrument No. 1978054166, as amended from time to time, (the "Original Declaration"), is made this 1st day of MARCH, 2018, by the Pythian Court Owners Association, an unincorporated association and its Members.

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. 11-J, and recorded on the 21st day of November, 1978, in Book 280 of Maps at pages 8 and 9, in the office of the Recorder of Sonoma County, California

Unless explicitly overridden, all the definitions from Article II of the Original Declaration shall apply herein.

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

A. Article VII, Section 2, paragraph (a) is hereby amended and shall read in its entirety as follows:

(a) Provide for the maintenance, beautification and landscaping of the Common Area to the end that the same shall at all times present a neat, clean and well kept appearance. The Owners Association shall also

provide for the maintenance and landscaping of that portion of a privately owned Lot situated outside the exterior walls or boundaries of any structures placed upon the Lot, **unless Owner has customized the landscaping with plants that require special treatment not generally provided by the Owners Association landscape maintenance contractor (“Exterior Owner Improvements”). Responsibility for the Exterior Owner Improvements is specified in Article XVII.**

B. Article VII, Section 2, paragraph (g) is hereby amended and shall read in its entirety as follows:

(g) To the extent required by this Declaration and to the extent required to protect the Common Area, maintain and repair **or replace** the structures upon each Lot. **Responsibility for Exclusive Use Common Areas (EUCAs) and Exterior Owner Improvements is specified in Article XVII.**

C. Article VII, Section 6, paragraph (f)(10) is hereby amended and shall read in its entirety as follows:

(10) Maintenance and Repair **or Replacement**. Wherever this Declaration of Restrictions requires the Board to maintain and repair **or replace** a structure upon a Lot, or wherever such maintenance and repair **or replacement** shall be necessary in the discretion of the Board to protect the Common Area, and the Owner or Owners of the Lot have failed or refused to perform the maintenance and repair **or replacement**, the Board shall cause the maintenance and repair **or replacement** to be accomplished and shall charge the Owners therefor. **Further details of Board and Owner responsibilities are specified in Article XVII.**

D. Article XVII is hereby added and shall read in its entirety as follows:

ARTICLE XVII

OWNER IMPROVEMENTS AND EXCLUSIVE USE COMMON AREA

Section 1. Introduction

(a) The purposes of this Article are (1) to bring the existing usage of Common Area property in line with the current law; (2) to define Exterior Owner Improvements and to make it clear that each Owner is responsible for maintenance, repair and replacement of any such improvements attached or adjacent to his home; (3) to define Exclusive Use Common Area grants and to make it clear that each Owner is responsible for maintenance, repair and

replacement of any improvements within EUCAs assigned to his Lot; (4) to provide a Maintenance Matrix that will make it clear which Property Components are to be maintained, repaired and replaced, when needed, by the Owners, and which by the Pythian Court Owners Association (PCOA); and (5) to specify remedies if an Owner does not maintain his improvements, as required by provisions of this Article XVII or rules of the PCOA.

(b) History: Several of the homes in the Association have Exterior Owner Improvements which may encroach into the Common Area, including patios, patio fences, patio covers, and custom landscaping. The Protective Restrictions have not previously specified whether Owner or Association is responsible for maintenance, repair and replacement of Exterior Owner Improvements. This Article XVII specifies such responsibility, regardless of whether Exterior Owner Improvements are within the Owner's Lot or extend into the Common Area, and identifies all Exclusive Use Common Area grants, as of the date of this Amendment.

(c) Definitions:

Exterior Property Component – Any physical addition or improvement exterior to a home, including but not limited to: carports, driveways, walkways, sidewalks, landscape trees, shrubs and mulch, irrigation, patios, decks, fencing, retaining walls, patio covers, arbors, trellises, mailboxes, sewer and water laterals and meters.

Exterior Owner Improvement – Any Exterior Property Component which has been designed and installed by an Owner and which is different from the components that are maintained by the PCOA (shrubs, mulch, irrigation, etc), regardless of whether the improvement is on the Owner's Lot, in the common area, or overlaps between the Owner's Lot and the common area.

Exclusive Use Common Area (EUCA) – A portion of the Common Area contiguous with a Lot which has been surveyed, approved by the Pythian Court Owners Association, and for which a legal description, including plat map, has been recorded as part of this amendment. Each Owner granted an EUCA by this Amendment shall have the legal right to exclusive use of the EUCA, as well as the responsibility for maintenance, repair and replacement of any Exterior Owner Improvements installed within the EUCA.

Section 2. Exterior Owner Improvements

This Section is intended to cover the situation that exists in at least 2 of our properties, where no EUCA is planned and no survey has been done, but custom landscaping that may extend into the Common Area, including irrigation connected to house water, was installed with the approval of the OVA Architectural Committee. To the degree that such improvements extend into the Common Area, there is no right of exclusive use; the fact that one Owner maintains the custom landscaping does not in any way preclude other Owners from full use of that part of the Common Area. It also acknowledges the fact that, where there are no custom improvements, the PCOA is responsible for landscape maintenance within Owner Lots, as well as in the Common Area.

(a) Each Owner is responsible for irrigation, maintenance, repair and replacement of all Exterior Owner Improvements attached to or adjacent to his home, including both improvements within the Owner's Lot and improvements extending into an EUCA appurtenant to his Lot. This will include responsibility for maintenance, repair and replacement of any irrigation system connected to the Owner's house water system, even if there is no EUCA and portions of the irrigation system extend into the Common Area.

(b) If an Owner wishes to relinquish control and responsibility for Exterior Owner Improvements, such as landscaping, the Board of Governors may agree to assume responsibility, providing that the Owner restores the area containing improvements to a state suitable for maintenance by the PCOA landscaping maintenance contractor, as determined by the Board of Governors. Restoration may be required in areas within the Owner's Lot, as well as within the Common Area. It will be the Owner's responsibility to pay for all work needed to make the restoration.

Section 3. Exclusive Use Common Area

(a) Each Lot within the Association may have allocated to it the specific portion of the Association's Common Area as defined in Article XVII Section 6 Exclusive Use Common Area Grants. Each Owner who has been granted an EUCA shall be entitled to the sole and exclusive use of the appurtenant EUCA only for the purposes described in Section 2(a) of this Article. Any changes in the usage shall be subject to the approval by the Board of Governors and by the Architectural Committee, where such Architectural Committee approval is required under this Article.

(b) The Owner or Owners of each Lot shall carry an appropriate level of liability insurance in their home insurance policy to cover any Exclusive Use Common Area allocated to their 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. The Owner or Owners of each Lot granted an EUCA shall be responsible for procuring and paying for liability insurance against any liability to the public or to the Owners incident to use of such EUCA.

(c) Regardless of historical usage or approval by the Architectural Committee, there exists no EUCA unless it is included in Article XVII Section 6 Exclusive Use Common Area Grants. Should any encroachment into the Common Area be discovered, the Board of Governors may give written notice to the Owner to remove the encroaching Property Component, in order to resolve the conflict, with a deadline that is reasonable for the needed actions. If that deadline is passed and the encroachment has not been removed, then the Board of Governors shall have the right to remove any encroachment, and/or to restore such area to landscaping appropriate for the surrounding Common Area. Any and all restoration costs are to be borne by the Owner, who will be assessed for the cost of doing this work.

Section 4. Matrix Showing Responsibility for Maintenance

Unless otherwise specified within the Protective Restrictions, or by written agreement approved by the PCOA Board of Governors, the matrix below shall determine whether the Owner or the PCOA is responsible for maintenance, repair and replacement of specified property components:

PROPERTY COMPONENT	OWNER	PCOA
<i>Driveways – Standard Concrete</i>		X
<i>Driveways – Owner Improved, Including Special Surfaces, Rails, etc</i>	X	
<i>Triplex Carport</i>	X	
<i>Sidewalks Along Pythian Road</i>		X
<i>Walkways – Including Triplex Breezeway Walkway</i>	X	
<i>Landscape* – Common Areas, Functional Retaining Walls Separating Common Area from Owner Property</i>		X
<i>Landscape* – Front and Side Yards, Back Yard, Non-Custom</i>		X
<i>Private Residences including Patios, Decks, Fencing Enclosures</i>	X	
<i>Exterior Owner Improvements, including Custom Landscaping*, Patio Covers, Arbors, Trellises, Planting Beds, Retaining Walls, etc</i>	X	
<i>All Owner Improvements within any Exclusive Use Common Area*</i>	X	
<i>Trees and Shrubs (except Owner Improvements): Prune, Remove, Replace</i>		X
<i>Mailboxes and Mailbox Posts</i>	X	
<i>Sewer and Water Laterals, Meters</i>	X	
<i>*Including irrigation repairs and replacement</i>		

Section 5. Enforcement of Maintenance, Repair and Replacement Standards

(a) Nothing in this Amendment should be construed as relieving or modifying each Owner's responsibility to maintain his property to meet the guidelines of the Oakmont Village Association Architectural Committee. Owners are expected to comply with these guidelines with respect to all Exterior Owner Improvements and all Property Components within Exclusive Use Common Area, as well as with respect to their homes.

(b) If either the Architectural Committee or the PCOA Board of Governors determines that an Owner is not in compliance with Article XVII, Section 5(a), then the Board of Governors may take appropriate action to bring the Exterior

Owner Improvements and/or Exclusive Use Common Area into compliance. The Board of Governors must give written notice to the Owner to bring his property into compliance, with a deadline that is reasonable for the needed actions. If that deadline is passed and the property is still not in compliance, then the Board of Governors shall have the right to repair or restore improvements, to remove any Exterior Owner Improvement, and/or to restore such area to landscaping appropriate for the surrounding Common Area. Any and all restoration costs are to be borne by the Owner, who, after notice and a hearing, will be assessed under Article VIII section 3 for the cost of doing this work. If an assessment is not promptly paid, a lien against the property may be filed by the PCOA Board of Governors.

Section 6. Exclusive Use Common Area Grants

The following Exclusive Use Common Areas (EUCAs) are granted:

- (a) EUCA for Lot 2, 408 Pythian Road, as specified in Exhibit A.
- (b) EUCA for Lot 4, 402 Pythian Road, as specified in Exhibit B.
- (c) EUCA for Lot 5, 400 Pythian Road, as specified in Exhibit C.
- (d) EUCA for Lot 6, 7707 Pythian Court, as specified in Exhibit D.
- (e) EUCA for Lot 10, 7716 Pythian Court, as specified in Exhibit E.
- (f) EUCA for Lot 12, 7712 Pythian Court, as specified in Exhibit F.

E. All other conditional, covenants and restrictions of the Declaration shall remain in effect and without change. 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.

THE UNDERSIGNED IS THE PRESIDENT OF THE PYTHIAN COURT OWNERS ASSOCIATION, AND HEREBY CERTIFIES AND DECLARES THAT PURSUANT TO THE PROVISION OF ARTICLE XI, SECTION 2 OF THE ORIGINAL DECLARATION, AND CIVIL CODE SECTION 5100 ET SEQ., THE FOREGOING AMENDMENT WAS APPROVED BY THE AFFIRMATIVE VOTE, BY SECRET WRITTEN BALLOT, OF THE MEMBERS REPRESENTING THREE-FOURTHS (3/4) OF THE LOT OWNERSHIPS.

PYTHIAN COURT OWNERS ASSOCIATION,

BY: David Beach
ITS PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
(ss.
COUNTY OF SONOMA)

On MARCH 1st, 2018, before me, GIOVANNA M B HAMMANN, Notary Public, personally appeared DAVID BEACH, 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

Giovanna M B Hammann



EXHIBIT A. EUCA for Lot 2, 408 Pythian Road, Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF OWNERS OF LOTS 1-15 OF OAKMONT #11-J AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2001-040539, ALSO BEING A PORTION OF LOT 16 AS SHOWN ON THAT MAP OF OAKMONT No. 11-J RECORDED IN BOOK 280 OF MAPS AT PAGES 8-9, SONOMA COUNTY RECORDS, SONOMA COUNTY CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS:

AREA ONE

BEGINING AT THE MOST SOUTH EASTERLY PROPERTY CORNER OF LOT 2 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE SOUTH 28° 00' 00" WEST, 9.20 FEET; THENCE SOUTH 85° 45' 38" WEST, 24.00 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, (TO THE RIGHT), HAVING A RADIUS OF 24.00 FEET, THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 29' 22" AN ARC LENGTH OF 19.89 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 LYING 14.40 FEET FROM THE SOUTHWESTERLY COR OF LOT 2; THENCE NORTH 85° 45' 38" EAST ALONG SAID SOUTHERLY LINE OF LOT 12, 46.60 FEET TO THE POINT OF BEGINING.

AREA TWO

COMMENCING AT THE SOUTH EAST PROPERTY CORNER OF LOT 2 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE NORTH 04° 14' 22" WEST ALONG THE EASTERLY LINE OF LOT 2 A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 04° 14' 22" WEST ALONG THE EASTERLY LINE OF LOT 2 A DISTANCE OF 11.50 FEET; THENCE NORTH 85° 45' 38" EAST, 6.00 FEET; THENCE SOUTH 04° 14' 22" EAST, 11.50 FEET; THENCE SOUTH 85° 45' 38" WEST, 6.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA ONE CONTAINING 295 SQ. FEET MORE OR LESS.

AREA TWO CONTAINING 69 SQ. FEET MORE OR LESS.

BEING A PORTION OF APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

THIS DESCRIPTION PREPARED BY HERITAGE LAND SURVEYING




J. BOONE HAYNES, PLS 8358

July 5, 2016

DATE

END OF DESCRIPTION

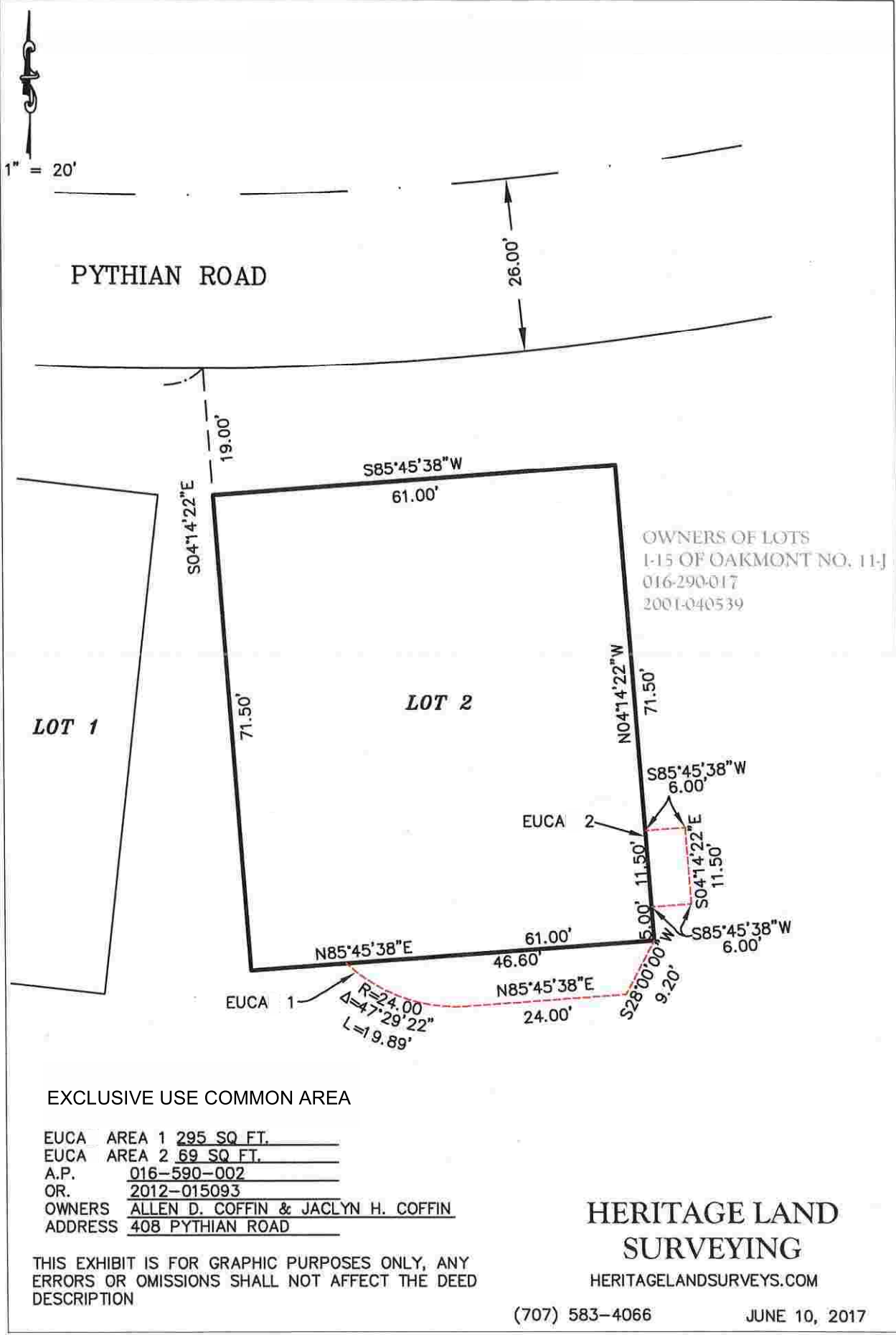


EXHIBIT B. EUCA for Lot 4, 402 Pythian Road, Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

Lying within the City of Santa Rosa, County of Sonoma, State of California, and being a portion of the lands of Owners of Lots 1-15 of Oakmont #11J as described by deed recorded under document no. 2001-040539, also being a portion of Lot 16 as shown on that map of Oakmont No. 11-J recorded in Book 280 of Maps at pages 8-9, Sonoma County Records, Sonoma County California, and more particularly described as:


A strip of land 8.00 feet in width, lying southerly of and contiguous with the southerly line of said Lot 4 as shown on said map of Oakmont No. 11-J.

Containing 440 Sq. Ft. more or less.

Being a portion of APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

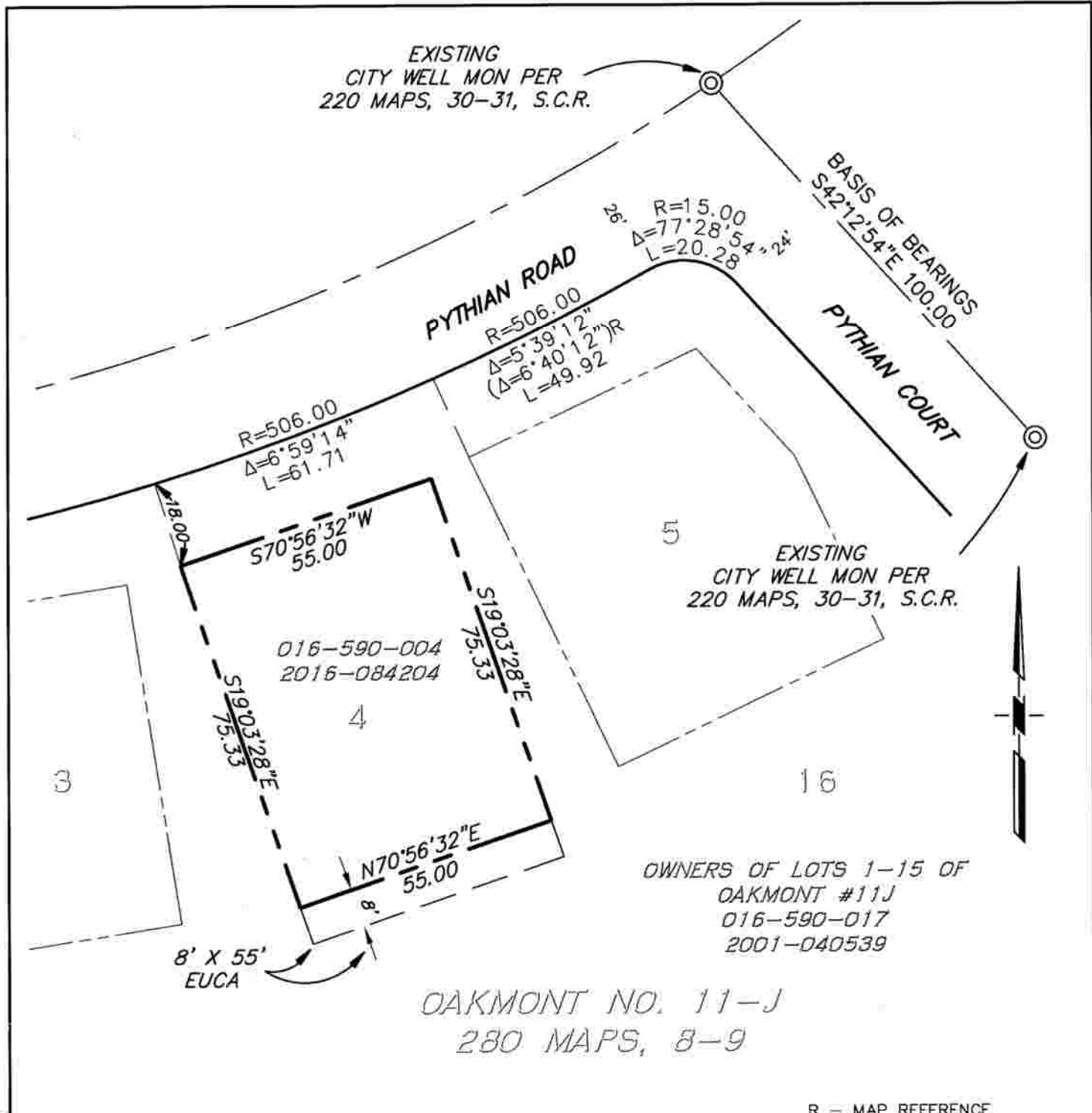
This description prepared by Carlile • Macy.


James Lee Smith
PLS 8185



3/21/2017
Date

END OF DESCRIPTION



OWNERS OF LOTS 1-15 OF
OAKMONT #11J
016-590-017
2001-040539

OAKMONT NO. 11-J
280 MAPS, 8-9

R = MAP REFERENCE

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

C:\Users\jbs\OneDrive\Documents\18021-ESM-F-BLE.dwg [1/24/17 10:02:30 AM]

OWNER AND MAILING ADDRESS	EASEMENT AREAS		
OWNERS OF LOTS 1-15 OF OAKMONT #11J 6572 OAKMONT DR STE A SANTA ROSA CA 95409	EUCA 440 Sq. Ft.	EXCLUSIVE USE COMMON AREA OWNERS OF LOTS 1-15 OF OAKMONT #11J TO LOT 4 OAKMONT 11-J	
A.P. No. 016-590-017		Scale: 1"=30'	Date: 3/21/17
O.R. No. 2001-040539		DWN. PCR	
O.R. No. _____		CHK. JLS	

EXHIBIT C. EUCA for Lot 5, 400 Pythian Road, Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF OWNERS OF LOTS 1-15 OF OAKMONT #11-J AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2001-040539, ALSO BEING A PORTION OF LOT 16 AS SHOWN ON THAT MAP OF OAKMONT No. 11-J RECORDED IN BOOK 280 OF MAPS AT PAGES 8-9, SONOMA COUNTY RECORDS, SONOMA COUNTY CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH EASTERLY PROPERTY CORNER OF LOT 5 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, THENCE SOUTH 64° 30' 45" WEST ALONG THE SOUTHERLY LINE OF LOT 5 A DISTANCE OF 9.00 FEET TO THE TRUE POINT OF Beginning; THENCE SOUTH 64° 30' 45" EAST ALONG THE SOUTHERLY LINE OF LOT 5 A DISTANCE OF 52.00 FEET; THENCE NORTH 25° 29' 15" WEST ALONG THE WESTERLY LINE OF LOT 5 A DISTANCE OF 24.50 FEET; THENCE LEAVING SAID LINE SOUTH 64° 30' 45" WEST 3.50 FEET; THENCE SOUTH 25° 29' 15" EAST 25.65 FEET; THENCE NORTH 64° 30' 45" EAST 55.50 FEET; THENCE NORTH 25° 29' 15" WEST TO THE TRUE POINT OF BEGINNING.


CONTAINING 149 SQ. FEET MORE OR LESS.

BEING A PORTION OF APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

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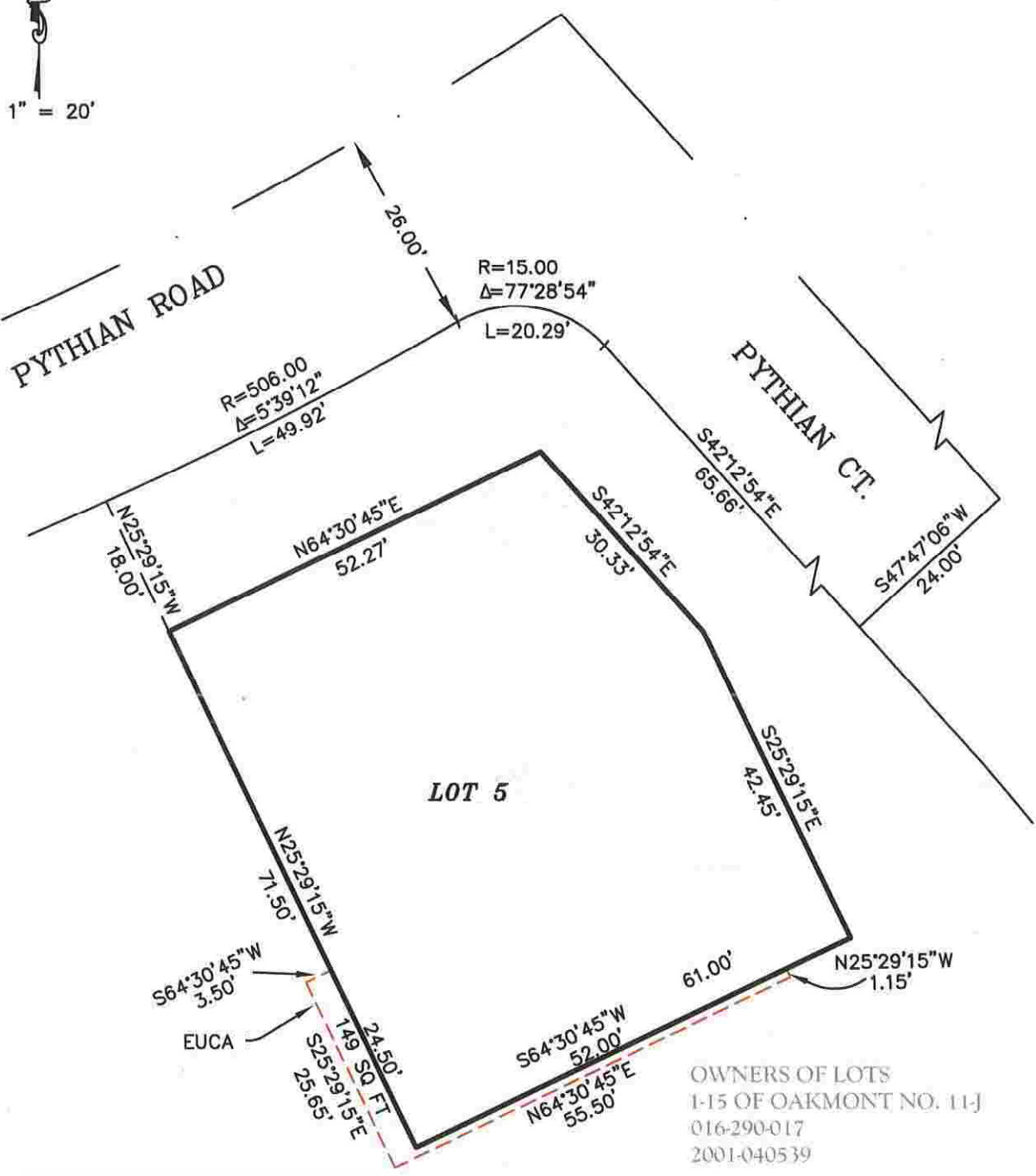


J. BOONE HAYNES, PLS 8358

JUNE 15, 2017

DATE

END OF DESCRIPTION



OWNERS OF LOTS
 1-15 OF OAKMONT NO. 11-J
 016-290-017
 2001-040539

EXCLUSIVE USE COMMON AREA
 EUCA AREA 149 SQ FT.
 A.P. 016-590-005
 OR. 2015-099434
 OWNERS CAROLYN FASSI
 ADDRESS 400 PYTHIAN ROAD

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 DESCRIPTION

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(707) 583-4066 JUNE 10, 2017

EXHIBIT D. EUCA for Lot 6, 7707 Pythian Court Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF OWNERS OF LOTS 1-15 OF OAKMONT #11-J AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2001-040539, ALSO BEING A PORTION OF LOT 16 AS SHOWN ON THAT MAP OF OAKMONT No. 11-J RECORDED IN BOOK 280 OF MAPS AT PAGES 8-9, SONOMA COUNTY RECORDS, SONOMA COUNTY CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINING AT THE MOST EASTERLY PROPERTY CORNER OF LOT 6 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE NORTH 43° 00' 00" EAST, 8.00 FEET, TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, (TO THE LEFT), HAVING A RADIUS OF 27.00 FEET, THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 48' 27" AN ARC LENGTH OF 23.00 FEET: THENCE NORTH 53° 00' 06" WEST, 13.20 FEET TO THE MOST NORTHEASTERLY PROPERTY CORNER OF SAID LOT 6 AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358: THENCE SOUTH 03° 19' 20" WEST ALONG THE EASTERLY LINE OF SAID LOT 6, 35.00 FEET TO THE POINT OF BEGINING.

CONTAINING 265 SQ. FEET MORE OR LESS.

BEING A PORTION OF APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

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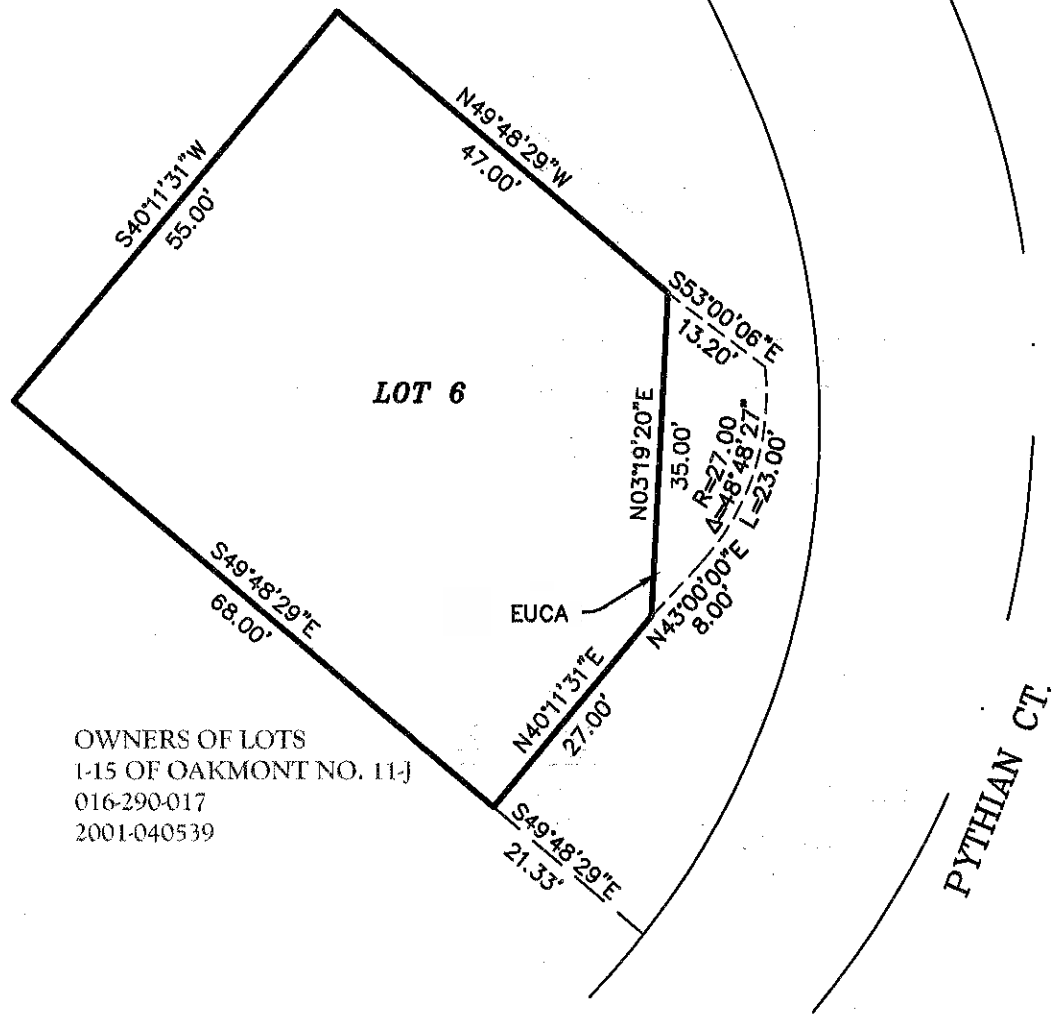
J. BOONE HAYNES, PLS 8358

JUNE 15, 2017

DATE

END OF DESCRIPTION

1" = 20'



OWNERS OF LOTS
 1-15 OF OAKMONT NO. 11-J
 016-290-017
 2001-040539

EXCLUSIVE USE COMMON AREA

EUCA AREA 265 SQ FT.
 A.P. 016-590-006
 OR. 2015-081398
 OWNERS THE DAVID BEACH FAMILY TRUST
 ADDRESS 7707 PYTHIAN COURT

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 DESCRIPTION

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(707) 583-4066 JUNE 10, 2017

EXHIBIT E. EUCA for Lot 10, 7716 Pythian Court Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF OWNERS OF LOTS 1-15 OF OAKMONT #11-J AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2001-040539, ALSO BEING A PORTION OF LOT 16 AS SHOWN ON THAT MAP OF OAKMONT No. 11-J RECORDED IN BOOK 280 OF MAPS AT PAGES 8-9, SONOMA COUNTY RECORDS, SONOMA COUNTY CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINING AT THE MOST SOUTH EASTERLY PROPERTY CORNER OF LOT 10 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE NORTH 27° 03' 04" EAST ALONG THE EASTERLY LINE OF LOT 10, 24.50 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 62° 56' 56" EAST, 1.00 FEET; THENCE SOUTH 27° 03' 04" WEST, 24.50 FEET; THENCE NORTH 62° 56' 56" WEST, 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.5 SQ. FEET MORE OR LESS.

BEING A PORTION OF APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

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J. BOONE HAYNES, PLS 8358

JUNE 15, 2017

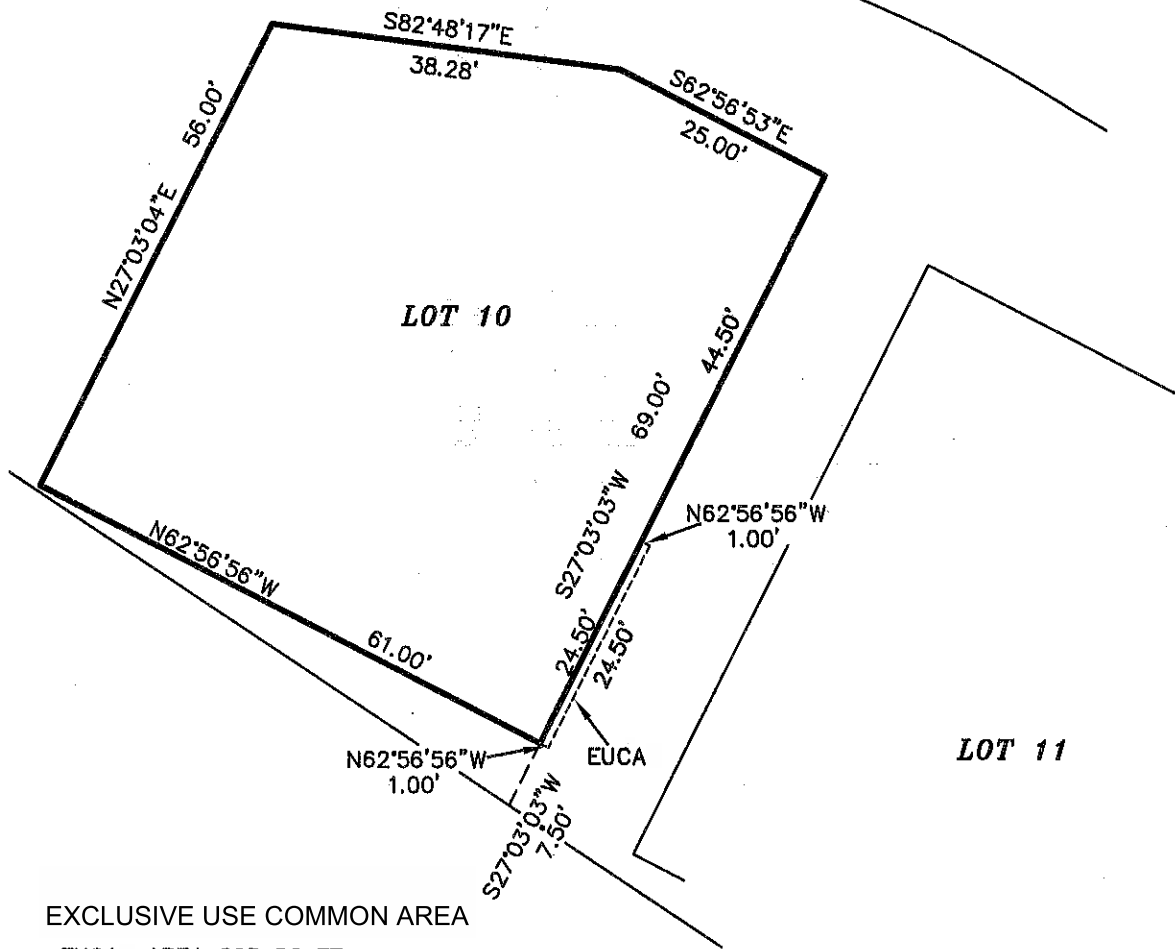
DATE

END OF DESCRIPTION

1" = 20'

PYTHIAN CT.

OWNERS OF LOTS
1-15 OF OAKMONT NO. 11-J
016-290-017
2001-040539



EXCLUSIVE USE COMMON AREA

EUCA AREA 295 SQ FT.
A.P. 016-590-010
OR. 2014-020402
OWNERS ROBERT C. WATROLIK & MILDRED R. WATROLIK
ADDRESS 7713 PYTHIAN COURT

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DESCRIPTION

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(707) 583-4066

JUNE 10, 2017

EXHIBIT F. EUCA for Lot 12, 7712 Pythian Court Santa Rosa, CA

EXCLUSIVE USE COMMON AREA

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF OWNERS OF LOTS 1-15 OF OAKMONT #11-J AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2001-040539, ALSO BEING A PORTION OF LOT 16 AS SHOWN ON THAT MAP OF OAKMONT No. 11-J RECORDED IN BOOK 280 OF MAPS AT PAGES 8-9, SONOMA COUNTY RECORDS, SONOMA COUNTY CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS:

AREA ONE

BEGINING AT THE SOUTH EAST PROPERTY CORNER OF LOT 12 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE NORTH 81° 46' 12" WEST ALONG THE SOUTHERLY LINE OF LOT 12 A DISTANCE OF 61.00 FEET; THENCE NORTH 08° 13' 48" EAST ALONG THE WESTERLY LINE OF LOT 12 A DISTANCE OF 43.00 FEET; THENCE LEAVING SAID LINE SOUTH 53° 13' 48" WEST, 7.78 FEET; THENCE SOUTH 08° 13' 48" WEST, 44.50 FEET; THENCE SOUTH 81° 46' 12" EAST, 66.50 FEET; THENCE NORTH 08° 13' 48" EAST, 7.00 FEET TO THE POINT OF BEGINING.

AREA TWO

COMMENCING AT THE NORTH WEST PROPERTY CORNER OF LOT 12 AS SHOWN ON SAID MAP OF OAKMONT No. 11-J, AND BEING MARKED BY A 1" IRON PIPE TAGGED LS 8358, THENCE SOUTH 81° 46' 12" EAST ALONG THE NORTERLY LINE OF LOT 12 A DISTANCE OF 4.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81° 46' 12" EAST ALONG THE NORTERLY LINE OF LOT 12 A DISTANCE OF 16.83 FEET; THENCE NORTH 08° 13' 48" EAST, 6.00 FEET; THENCE NORTH 81° 46' 12" WEST, 7.66 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTH-EASTERLY, (TO THE LEFT), HAVING A RADIUS OF 10.00 FEET, THENCE WESTERLY, SOTHWESTERLY, AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 25' 19" AN ARC LENGTH OF 11.59 FEET TO THE TRUE POINT OF BEGINNING.

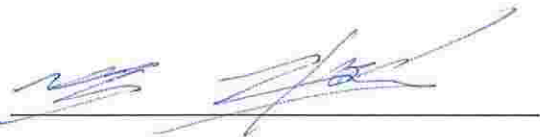
AREA ONE CONTAINING 687 SQ. FEET MORE OR LESS.

AREA TWO CONTAINNING 86 SQ. FEET MORE OR LESS.

BEING A PORTION OF APN 016-590-017.

SEE PAGE 2 FOR GRAPHIC DEPICTION.

THIS DESCRIPTION PREPARED BY HERITAGE LAND SURVEYING



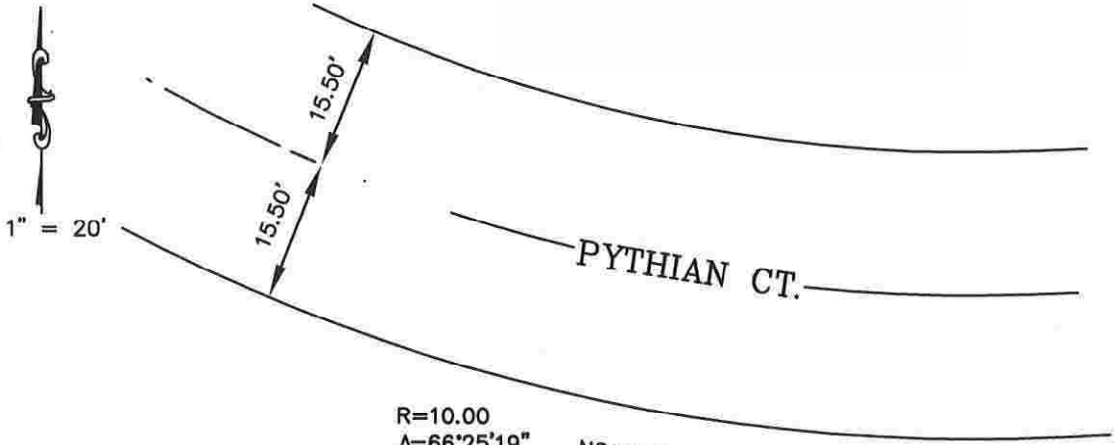
J. BOONE HAYNES, PLS 8358



JUNE 15, 2017

DATE

END OF DESCRIPTION

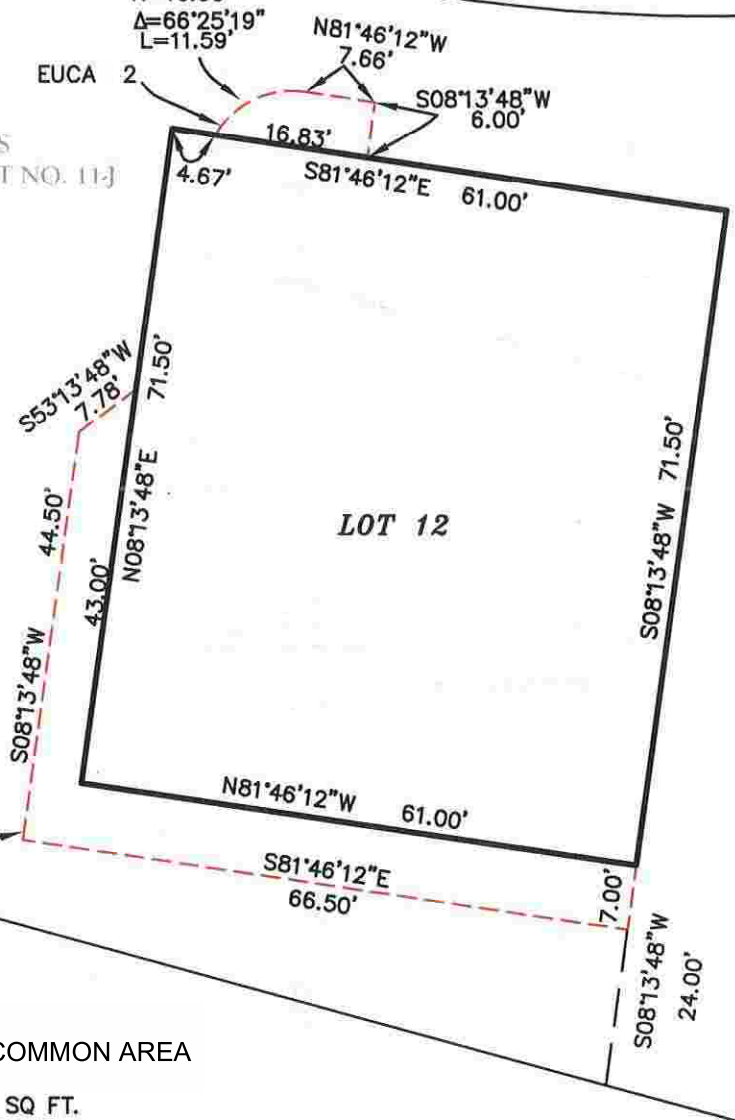


PYTHIAN CT.

R=10.00
 $\Delta=66^{\circ}25'19''$
 L=11.59'

EUCA 2

OWNERS OF LOTS
 1-15 OF OAKMONT NO. 11-J
 016-290-017
 2001-040539



LOT 12

EUCA 1

EXCLUSIVE USE COMMON AREA

EUCA 1 AREA 687 SQ FT.
 EUCA 2 AREA 86 SQ FT.
 A.P. 16-590-012
 OR. 2013-051605
 OWNERS BRUCE B. BON & JULIE M. CADE
 ADDRESS 7712 PYTHIAN COURT

HERITAGE LAND
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 DESCRIPTION

(707) 583-4066 JUNE 10, 2017