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Pythian Court Owners Association  
c/o OAS Management  
6572 Oakmont Drive, Suite A  
Santa Rosa, CA 95409

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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,  
2018B QUORUM FOR MEMBER MEETINGS

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.

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 21<sup>st</sup> 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 4, paragraph (d) is hereby amended to read in its entirety as follows:

(d) Quorum. The presence at any meeting of the members of the Owners' Association representing one third (1/3) of the total votes shall constitute

a quorum. Quorum for election of Governors, approval of membership meeting minutes, and the IRS resolution will be the number of ballots received or number of Members present at the meeting. Quorum for approval of assessment increases, where required by law of the Declaration or of special assessments, is more than 50% of the voting power of the Association. Unless otherwise expressly provided herein, any action may be taken at any duly constituted meeting of the members, upon the affirmative vote of the members having a majority of the total votes present at such meeting.

B. Article VII, Section 6, paragraph (a) is hereby amended to read as follows:

(a) Election of the Board of Governors. A Board of Governors shall be elected annually in accordance with Civil Code Section 5100 et seq., and the rules adopted by the Board to implement Civil Code Section 5105. Nominations for the forthcoming year will be announced at each annual meeting of the Owners Association. Such Board shall consist of three (3) members of the Owners Association in good standing. Board members shall serve a term of one (1) year or until their successors are elected. Vacancies in the Board (except vacancies created by a recall of Board members by the Members) may be filled by the remaining members thereof.

**Election of Board members must be conducted by secret written ballot. Prior to each election, the Board will appoint one or three election inspectors. Ballots must contain the name of all candidates and be mailed to all Members at least 30 days before the date they are due back. Ballots must be sent to the appointed election inspector and will only be opened, counted and tabulated at an open meeting of the Board or Members. The Board shall adopt a rule setting forth the details of the voting process in compliance with Civil Code section 5100 et seq.**

**If, after diligent efforts to obtain candidates to run for the Board, in the event there are only as many or fewer candidates as there are seats on the Board to be filled, those candidates may be elected by acclamation by the Board of Governors at an open Board meeting before ballots are mailed.**

C. 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

