

RECORDING REQUESTED BY
AND AFTER RECORDED RETURN TO:

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

AMENDMENT TO OAKMONT VILLAGE DECLARATION NO. 27
OF PROTECTIVE RESTRICTIONS,
2017A AMENDMENT APPROVAL THRESHOLD

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 ____ day of _____, 2017, 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 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 XI, Section 2, paragraph (a) is hereby amended and shall read in its entirety as follows:

(a) Method of Modification. Amendment, change, modification, or termination of all or any of the restrictions, conditions, covenants, reservations, liens or charges set forth in this declaration (and as the same

may be incorporated in any deed, contract of sale or lease) may be made and effected from time to time by **a vote of a majority of the Members, conducted by secret written ballot in accordance with Civil Code section 5100 et seq.**

B. 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: _____
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 _____)

On _____, 201__, before me, _____, Notary Public, 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
