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Official Records Of Sonoma County  
Deva Marie Proto

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RECORDING REQUESTED BY  
AND AFTER RECORDED RETURN TO:

Mount Vista Owners Association  
c/o Katherine O'Neal, Chair  
139 Mountain Vista Circle  
Santa Rosa CA 95409

AMENDMENT TO RENTAL LIMITATIONS IN  
OAKMONT VILLAGE DECLARATION NO. 26  
OF PROTECTIVE RESTRICTIONS

THIS AMENDMENT (the "Amendment") to the Oakmont Village Declaration No. 26 of Protective Restrictions, recorded in the Office of the County Recorder of Sonoma County, California, on July 17, 1978, in Book 3425, Page 488 (the "Original Declaration"), as amended on May 14, 2004 in instrument 2004072981 in the Official Records of Sonoma County, California, is made this 30th day of July, 2022, by the board members of the Mount Vista 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, County of Sonoma, State of California, as shown on the map entitled "Oakmont No. 14-B" and recorded on the 17<sup>th</sup> day of July, 1978, in Book 272 of Maps at pages 11 and 12, in the office of the Recorder of the County of Sonoma, State of California

By this document, the Original Declaration is amended pursuant to the provisions of Article III, section 4 thereof, as follows:

(1) Article III, Section 4(b) is amended to provide as follows:

"Owner Occupancy Requirement. Except as otherwise provided in this Amendment, commencing on the effective date of this Amendment, all residences in this Project shall be owner-occupied except that up to twenty-five percent (25%) of the residences located on the lots subject to this Declaration may be rented with permission of the Board of Governors."

(2) Article III, Section 4(c) is amended to provide as follows:

" Rules and Procedures. The Board of Governors shall adopt a set of guidelines and procedures to implement this Amendment. Included on such guidelines and procedures shall be a process for no less than an annual review and inventory of the number of lots in the Project which are owner-occupied and which are rentals; a formal application process; a fair and

impartial waiting list procedure to allow for the circumstances where the rental rate is already equal to or exceeds the twenty-five percent (25%) limitation; a procedure to implement the hardship exemption provisions set forth below, and such other procedures and rules as are reasonably necessary to carry out this Amendment.”

(3) Article III, Section 4(c) is amended to provide as follows:

"Hardship Exemptions. Recognizing that a strict twenty-five percent (25%) rental occupancy rate may operate as a hardship, the Board of Governors may allow an owner to rent his, her or its unit in spite of the twenty-five percent (25%) limitation upon a formal written application by the owner when such rental is appropriate due to :"

(4) Subsection (3) in Section 4 of Article III is amended to read and provide as follows:

" Prospective Operation Only in order to recognize the vested rights of existing property owners, this Amendment shall not apply to existing owners, or to existing mortgagors, who shall remain free to continue to rent or occupy their residences despite the twenty-five percent (25%) rental limitation, the same as if this Amendment were not in place. This Amendment shall apply prospectively only to each lot for which the title or ownership (legal and equitable) changes on or after the effective date the original Amendment is recorded."

The undersigned are the Board of Governors of the Mount Vista Owners Association and do hereby certify and declare that pursuant to the provision of Article III, section 4 of the Original Declaration, as amended May 14, 2004 in instrument 2004072981, in the Official Records of Sonoma County, California and Civil Code section 1363.04, the foregoing Amendment was approved by the affirmative vote of the MVOA Board.

Dated: 7/31/22

Katherine O'Neal  
KATHERINE O'NEAL  
Chair of Board  
Mount Vista Owners Association

Dated: 7/31/22

Sharon L Adams  
SHARON ADAMS  
Board Member  
Mount Vista Owners Association

Dated: 7-30-22

Karen Griffis  
KAREN GRIFFIS  
Board Member  
Mount Vista Owners Association

# ACKNOWLEDGMENT

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.

State of California  
County of Sonoma )

On 7-31-21 before me, Patricia D. Brownlie, Notary Public (insert name and title of the officer) personally appeared

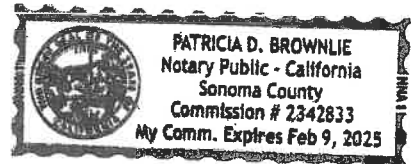
Katherine O'Neal

, 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.

Signature Patricia D. Brownlie (Seal)



## ACKNOWLEDGMENT

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State of California  
County of Sonoma

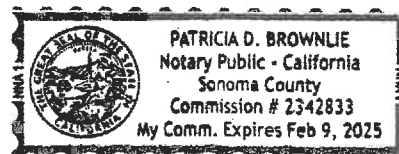
On 7-31-22 before me, Patricia D. Brownlie, Notary Public (insert name and title of the officer) personally appeared

Sharon Adams, 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.

Signature Patricia D. Brownlie (Seal)



## ACKNOWLEDGMENT

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.

State of California  
County of Sonoma )

On 1-30-31 before me, Patricia D. Brownlie, Notary Public (insert name and title of the officer) personally appeared

Karen Griffis, 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.

Signature Patricia D. Brownlie (Seal)

