



El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC- 2002-0028145-00

RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:

STEIN & BAYDALINE LLP.  
Attn: Rod A. Baydaline, Esq.  
895 University Avenue  
Sacramento, California 95816

Check Number 2420  
Thursday, APR 18, 2002 13:19:19  
Ttl Pd \$28.00 Nbr-0000258836  
LDH/C2/1-8

(Space Above For Recorder's Use)

FIRST AMENDMENT  
TO  
FIRST RESTATED DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
GOLD RIDGE FOREST

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OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
GOLD RIDGE FOREST

This First Amendment to First Restated Declaration of Covenants, Conditions and Restrictions for Gold Ridge Forest (the "Amendment") is executed by the Gold Ridge Forest Property Owners Association, a California nonprofit mutual benefit corporation (the "Association").

RECITALS

A. An instrument entitled "First Restated Declaration of Covenants, Conditions and Restrictions for Gold Ridge Forest" was Recorded on January 3, 1995, in Book 4401, page 260, as Instrument No. 000098 in the Official Records of El Dorado County, California (the "Declaration").

B. The Declaration encumbers the real property in the County of El Dorado, State of California, which is more particularly described in Exhibit A attached hereto (the "Properties").

C. Article XVI, Section 1(b) of the Declaration requires the approval of a simple majority of the voting power of the Association's membership to amend the Declaration.

D. On July 7, 2001, the requisite percentage of the voting power of the members approved the amendment to the Declaration set forth below.

NOW, THEREFORE, upon the Recordation of this Amendment in the Official Records of El Dorado County, California, the Declaration shall be amended with respect to all Properties comprising the development, as follows:

1. **Common Area Maintenance.** Article VII, Section 1 of the Declaration is deleted in its entirety and shall be replaced with the following subparagraph:

*Section 1. Common Areas. The Association shall be solely responsible for all maintenance, repair, upkeep and replacement of all portions of the Common Areas, except that the Association shall not be responsible for the maintenance, repair, upkeep or replacement of any roadways or other such improvements constructed upon any easements for ingress, egress, and support appurtenant to any Lot, as shown on any subdivision map within the Properties. Maintenance, repair, upkeep or replacement of such roadways or other improvements shall be the shared responsibility of the Lot Owners who use the roadways for ingress, egress or support of their Lots, which Owners must obtain the Association's prior written approval for such maintenance, repair, upkeep or replacement pursuant to the provisions of Article V of the Declaration.*

*Other than as provided above, no person other than the Association or its duly authorized agents shall construct, reconstruct, refinish, alter or maintain any Improvement upon, or shall create any excavation or fill or change the natural or existing drainage of any portion of the Common Area. In addition, no person shall remove any tree, shrub or other vegetation from, or plant any tree, scrub, or other vegetation upon the Common Area without the express written approval of the Association.*

*Without limiting the foregoing, the Association shall be responsible for:*

*(a) The reconstruction, replacement, or refinishing of any Common Facility or other Improvements within the Common Area;*

*(b) The planting, replacement and removal of trees or other vegetation upon any portion of Common Area; and*

*(c) The placement, maintenance and removal of such signs as the Association may deem necessary.*

2. Costs and Attorneys' Fees. Article XIII, Section 3 of the Declaration is deleted in its entirety and shall be replaced with the following subparagraph:

*Section 3. Costs and Attorneys' Fees. In the event the Association shall take any action to enforce any of the provisions of the Declaration, Bylaws, Articles of Incorporation, or any written rules or policies of the Association ("Governing Documents"), or shall determine that any Member or members of his or her family or his or her tenants, contract purchasers, guests, invitees or household pets have violated any provision of the Governing Documents, and whether or not legal or judicial proceedings are initiated, the Association shall be entitled to recover the full amount of all costs, including but not limited to attorney's fees, incurred by the Association in responding to such a violation and/or in enforcing any Governing Document provision. The remedies of the Association to recover the amount of such costs and attorney's fees shall include, but shall not necessarily be limited to, the imposition of a reimbursement assessment which may become a lien upon the members's property.*

3. Miscellaneous. To the extent any provision of this Amendment conflicts with any provision of the Declaration, the provision of this Amendment shall prevail. Except as expressly provided herein to the contrary, the capitalized terms in this Amendment shall have the same meanings given such terms in the Declaration. Except as amended by this Amendment, the Declaration is hereby ratified and confirmed by the Association and remains in full force and effect with respect to all Properties comprising the development.

## EXHIBIT A

All of that certain real property located in El Dorado County, California, more particularly described as follows:

### RESIDENTIAL LOTS

LOTS 1 THROUGH 245 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 1", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON APRIL 8, 1969 IN BOOK E OF MAPS, AT PAGE 29.

LOTS 1 THROUGH 224 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 2", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON DECEMBER 23, 1969 IN BOOK E OF MAPS, AT PAGE 51.

LOTS 1 THROUGH 158 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 3", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON OCTOBER 14, 1969 IN BOOK E OF MAPS, AT PAGE 105.

### COMMON AREA

LOTS C-1 THROUGH C-11 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 1", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON APRIL 8, 1969 IN BOOK E OF MAPS, AT PAGE 29.

LOT C-5 AND LOTS C-9 THROUGH C-19 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 2", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON DECEMBER 23, 1969 IN BOOK E OF MAPS, AT PAGE 51.

LOTS C-16 THROUGH C-20 INCLUSIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "GOLD RIDGE FOREST SUBDIVISION UNIT NO. 3", FILED IN THE OFFICE OF THE RECORDER, OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON OCTOBER 14, 1969 IN BOOK E OF MAPS, AT PAGE 105.

## EXHIBIT A

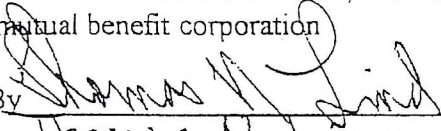
### RECREATION AREA

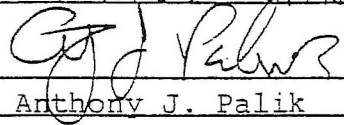
ALL THOSE PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 11 NORTH, RANGE 13 EAST, M.D.B.&M., AND ALL THAT PORTION OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 13 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID SECTION 32, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89° 23' 40" WEST 290.84 FEET; THENCE SOUTH 40° 19' 56" WEST 33.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 415 FEET AND A CENTRAL ANGLE OF 31° 40' 56", A DISTANCE OF 226.34 FEET; THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 810 FEET AND A CENTRAL ANGLE OF 36° 9' 00", A DISTANCE OF 511.06 FEET; THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1615 FEET AND A CENTRAL OF 8° 12' 00" A DISTANCE OF 231.13 FEET; THENCE TANGENT TO THE PRECEDING CURVE, SOUTH 37° 02' 00" WEST 218.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 865 FEET AND A CENTRAL ANGLE OF 10° 54' 47", A DISTANCE OF 164.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 25 FEET AND A CENTRAL OF 82° 5' 41", A DISTANCE OF 35.82 FEET; THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 225 FEET AND A CENTRAL ANGLE OF 15° 36' 36", A DISTANCE OF 61.30 FEET; THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 80° 18' 42", A DISTANCE OF 35.04 FEET; THENCE TANGENT TO THE PRECEDING COURSE NORTH 7° 5' 00" WEST 614.41 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 175 FEET AND A CENTRAL ANGLE OF 44° 38' 00", A DISTANCE OF 136.33 FEET; THENCE TANGENT TO THE PRECEDING COURSE NORTH 37° 33' 00" EAST 361.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 375 FEET AND A CENTRAL ANGLE OF 73° 37' 9", A DISTANCE OF 481.84 FEET; THENCE TANGENT TO THE PRECEDING CURVE, ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 82° 49' 9", A DISTANCE OF 36.14 FEET; THENCE TANGENT TO THE PRECEDING COURSE NORTH 46° 45' 00" EAST 181.03 FEET; THENCE SOUTH 43° 15' 00" EAST 5.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 170 FEET AND A CENTRAL ANGLE OF 61° 15' 00", A DISTANCE OF 181.73 FEET; THENCE TANGENT TO THE PRECEDING COURSE SOUTH 72° 00' 00" EAST 198.00 FEET; THENCE SOUTH 56° 00' 00" EAST 439.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 390 FEET AND A CENTRAL ANGLE OF 21° 35' 12", A DISTANCE OF 146.94 FEET; THENCE TANGENT TO THE PRECEDING COURSE SOUTH 40° 19' 56" WEST 159.81 FEET TO THE POINT OF BEGINNING.

4. Effective Date. This Amendment has been executed by the Association to be effective upon its Recordation in the Official Records of El Dorado County, California.

**GOLD RIDGE FOREST PROPERTY  
OWNERS ASSOCIATION**, a California nonprofit  
mutual benefit corporation

By   
THOMAS N. LIND, President

By   
Anthony J. Palik, Secretary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of El Dorado } ss.

On April 9, 2002 before me, Lisa M. Thomas Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Thomas N. Lind  
Name(s) of Signer(s)

personally known to me  
 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.

Lisa M. Thomas  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: First Amendment to First Restated Declaration of Covenants, Conditions, & Restrictions for Gold Ridge Forest

Document Date: \_\_\_\_\_ Number of Pages: 6

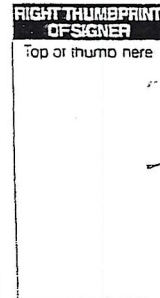
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: Thomas N. Lind

- Individual
- Corporate Officer — Title(s): President
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: Gold Ridge Forest Property Owners Association



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

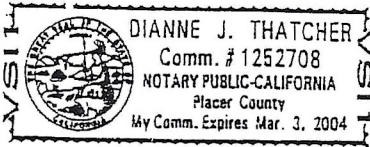
State of California }  
County of Placer } ss.

On April 5, 2002 before me, Dianne Thatcher, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Anthony J. Palik  
Names(s) of Signer(s)

personally known to me  
 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.

*Dianne Thatcher*  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

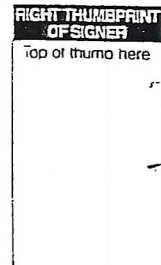
Title or Type of Document: First Amendment to First Restated Declaration of Covenants, Conditions and Restrictions for Gold Ridge forest  
Document Date: none Number of Pages: 6

Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer**

Signer's Name: Anthony J. Palik

- Individual
- Corporate Officer — Title(s): Vice President and Secretary
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: Gold Ridge Forest Property Owners Association



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME GRFPOA

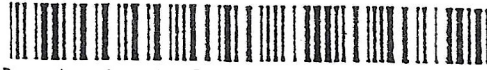
MAILING 4101 OPAL TR.

ADDRESS Pollock Pines, Calif.

CITY, STATE,

ZIP CODE

95726



El Dorado, County Recorder  
William E. Schultz Co Recorder Office  
DOC- 99-0056768-00

REQD BY GOLD RIDGE FOREST

Thursday, SEP 09, 1999 10:52:06

Ttl Pd \$13.00

Nbr-0000182280

CLC/CZ/1-3

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDERS USE

TITLE(S)

*Amended Declaration of CC&Rs for Gold Ridge Forest*

# Amended Declaration of Covenants, Conditions, & Restrictions for Gold Ridge Forest

Section 21. Fences. No fences, including, but not limited to, fences for the containment of household pets, shall be constructed or erected on any residential Lot without prior written approval of the Board of Directors.

## Section 22. Septic Systems.

- (a) Systems Generally. Each Lot shall contain a septic waste disposal system consisting of a septic tank and leaching field. The septic system design shall be approved by the El Dorado County Environmental Health Department. The location of any septic system utilizing Common Area shall be approved by the Board of Directors.
- (b) Improvement District No. 49. Gold Ridge Forest Unit No. 3, Lots 73-85, 90-110, and 134-146 have a sewer service by a community collection system to common septic tanks and leaching field which has been constructed and accepted by El Dorado County Irrigation District for operation and maintenance purposes. The cost for this service is paid in monthly installments to El Dorado Irrigation District.
- (c) Variance. When the configuration of the Residence and Lot, as well as the percolation tests render the septic system design prohibitive, a variance allowing the leaching field to encroach into the adjoining greenbelt may be requested in accordance with article V, section 13 hereof.
- (d) Nonresponsibility. Neither the Association nor the Architectural Committee shall be responsible for the adequacy, design or placement of any on-site sewage disposal system.

Section 23. Tanks. No tanks for the storage of petroleum, oil, lubricants or other similar hazardous materials shall be located above or below ground on any Lot, provided, however, that this restriction shall not be construed to prohibit the storage of a reasonable number of gasoline cans or tanks with a capacity of five gallons or less if such cans or tanks are designed for fuel storage and are stored on the Owner's Lot in accordance with all applicable local fire ordinances or regulations. Propane tanks and diesel fuel storage tanks for home heating systems may be installed on the lot in conformance with all applicable governmental regulations. Fences or other forms of enclosure must be approved by the Architectural Committee and the Board prior to construction.

Section 24. Enforcement of Property Use Restrictions. The objective of this Declaration shall be to promote and seek voluntary compliance by Owners and tenants with the environmental standards and property use restrictions contained herein. Accordingly, in the event that the Association becomes aware of an architectural or property use infraction that does not necessitate immediate corrective action under article XIII, section 6 hereof, the Owner or Tenant responsible for the violation shall receive written notice thereof and shall be given a reasonable opportunity to comply voluntarily with the pertinent Governing Document provision(s). Such notice shall describe the noncomplying condition, request that the Owner or Tenant correct the condition within a reasonable time specified in the notice, and advise the Owner or Tenant of his or her right to be heard on the matter.

## ARTICLE IX

### Easements

Section 1. Reservation to the Association and Owners. Easements are reserved for the benefit of the Association and the Owners of all Lots within the Properties and their successors and assigns for the purposes incidental to the use, development and maintenance of the real property subject to this Declaration for the following purposes:

Sept. 9, 1999

Gold Ridge Forest Property Owners  
Association, a California non-profit  
mutual benefit corporation.

Dayle Solberg  
DAYLE SOLBERG

056768

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of El Dorado

On September 9, 1999 before me, Loretta Cundith  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Daule Solberg  
NAME(S) OF SIGNER(S)

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.

Loretta Cundith  
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: Secretary

DESCRIPTION OF ATTACHED DOCUMENT

amended CC&R's  
Gold Ridge Forest  
TITLE OR TYPE OF DOCUMENT

2 pages including this  
NUMBER OF PAGES

9-9-1999  
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
Gold Ridge Forest  
Prop. Mgmt. & Owner Assoc.

None  
SIGNER(S) OTHER THAN NAMED ABOVE