



Nevada, County Recorder  
Kathleen Smith

DOC- 2005-0032179-00

Wednesday, AUG 17, 2005 10:21:07

REC \$7.00:SBS \$2.00:MIC \$1.00

AUT \$3.00:

Ttl Pd \$13.00

Nbr-0000393313  
ENM/EM/1-3

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RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:

Martis Valley Investments  
4401 Hazel Avenue #275  
Fair Oaks, CA 95028

200

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07)**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07) (hereinafter referred to as "Second Amendment") is made on the date hereinafter set forth by Martis Valley Investments, a California Limited Partnership, (referred to in this Second Amendment as "Declarant"), and is made with reference to the following facts:

**RECITALS**

A. On April 27, 2004 Declarant recorded that certain document entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07) (referred to herein as "Declaration") as Instrument No. 2004-0016084-00 of the Official Records of Nevada County. Said Declaration was amended ("First Amendment") by document recorded July 7, 2005, as Instrument No. 2005-25743, Official Records of said County. Unless otherwise specified herein, all terms used in this Second Amendment shall mean as defined in said Declaration.

B. Said Declaration directly affects all that real property located in the Town of Truckee, County of Nevada, California, more particularly described as follows:

Lots 1 through 66, inclusive, and Parcel A, as shown on the Map entitled "Cambridge Estates Phase V - Final Map No. 90-07", filed for record April 27, 2004, in Book 8 of Maps, Page 118, Nevada County Records.

C. Section 15, Subsection 15.01 of said Declaration provides that said Declaration may be amended by Declarant prior to close of escrow on the sale of the first Lot.

D. At this time, title to all Lots in the Project is still held by Declarant, and Declarant desires to amend said Declaration as set forth herein.

NOW THEREFORE, Declarant hereby declares that said Declaration is amended as follows, and except as amended herein, said Declaration shall remain unchanged and in full force and effect. If there is any conflict between the Declaration, the First Amendment and this Second Amendment, the terms of this Second Amendment shall prevail.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the County Recorder.

AUG 17 2005  
*Kathleen Smith*  
COUNTY RECORDER  
NEVADA COUNTY, CALIFORNIA



1. SECTION 4, Subsection 4.10.3(g)(v), is hereby amended in its entirety to read as follows:

(v) All Units shall have a minimum size of twenty-two hundred (2,200) square feet (excluding garages, carports, accessory buildings, covered or uncovered patios and porches), and all Lots shall have a minimum of two enclosed parking spaces.

The undersigned, being the Declarant herein, has executed this Second Amendment on 8/12, 2005

MARTIS VALLEY INVESTMENTS,  
a California Corporation

By: C.R. Boggs  
C.R. BOGGS

Title: General Partner

State of California )

County of Sacramento )

On Aug. 12, 2005 before me,

Pamela J. Thrall

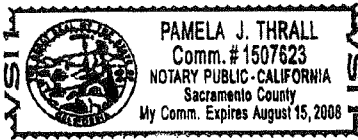
personally

appeared

C. R. Boggs  
NAME(S) OF SIGNER(S)

\_\_\_\_\_  
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.

Pamela J. Thrall  
SIGNATURE OF NOTARY

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL(S)
- CORPORATE \_\_\_\_\_  
OFFICER(S) \_\_\_\_\_  
(Titles)
- PARTNERS(S)  
\_\_\_\_\_
- ATTORNEY-IN-FACT  
\_\_\_\_\_
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER:

**SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Nevada, County Recorder  
Kathleen Smith  
DOC- 2006-0030617-00

RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:

Wednesday, SEP 13, 2006 10:43:33  
REC \$9.00:SBS \$4.00:MIC \$1.00  
AUT \$5.00:  
Ttl Pd \$19.00 Nbr-0000459835  
SAH/SH/1-5

Martis Valley Investments  
6806 Fallsbrook Court, Suite 2  
Granite Bay, CA 95746

icc

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07)**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07) (hereinafter referred to as "Third Amendment") is made on the date hereinafter set forth by Elkhorn Ridge Owners Association, a California Non-Profit Mutual Benefit Corporation, (referred to in this Third Amendment as "Association"), and is made with reference to the following facts:

RECITALS

A. On April 27, 2004 Martis Valley Investments, a California Limited Partnership recorded that certain document entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAMBRIDGE ESTATES PHASE V (FINAL MAP NO. 90-07) (referred to herein as "Declaration") as Instrument No. 2004-0016084-00 of the Official Records of Nevada County. Said Declaration was amended ("First Amendment") by document recorded July 7, 2005, as Instrument No. 2005-25743, and ("Second Amendment") by document recorded August 17, 2005, as Instrument No. 2005-0032179, all of the Official Records of said County. Unless otherwise specified herein, all terms used in this Third Amendment shall mean as defined in said Declaration.

B. Said Declaration directly affects all that real property located in the Town of Truckee, County of Nevada, California, more particularly described as follows:

Lots 1 through 66, inclusive, and Parcel A, as shown on the Map entitled "Cambridge Estates Phase V - Final Map No. 90-07", filed for record April 27, 2004, in Book 8 of Maps, Page 118, Nevada County Records.

C. Section 15, Subsection 15.02 of said Declaration provides that said Declaration may be amended by the affirmative vote (in person or by proxy) or written consent of Members representing a majority of the voting power of each class of Members of the Association. If only one class of membership exists at the time an amendment is proposed, then it must be approved by at least a bare majority of the total voting power of the Association, which shall include at least a bare majority of the votes of Members other than Declarant.

D. The Association in compliance with the above Subsection desires to amend said Declaration as set forth herein.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the County Recorder

SEP 13 2006

*Ka Smith*  
COUNTY RECORDER  
NEVADA COUNTY, CALIFORNIA



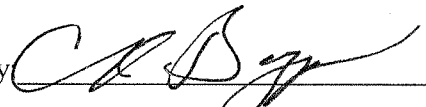
NOW THEREFORE, Association hereby declares that said Declaration is amended as follows, and except as amended herein, said Declaration shall remain unchanged and in full force and effect. If there is any conflict between the Declaration, the First Amendment, the Second Amendment and this Third Amendment, the terms of this Third Amendment shall prevail.

1. SECTION 4, Subsection 4.10.3(g)(v), is hereby amended in its entirety to read as follows:

(v) All Units shall have a minimum size of as may be set forth in the Architectural Control Guidelines and all Lots shall have a minimum of two enclosed parking spaces.

The undersigned, being the Association herein, has executed this Third Amendment on Sept. 11, 2006

ELKHORN RIDGE OWNERS  
ASSOCIATION, a Non-Profit Benefit  
Corporation

By: 

Title: C.E.D.  
CHARLES R. B0665

By: \_\_\_\_\_

Title: \_\_\_\_\_

State of California )

County of Sacramento )

On Sept. 11 2008 before me,

Kathleen Lewis NOTARY PUBLIC

personally

Charles R. Boggs

appeared

NAME(S) OF SIGNER(S)

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.

Kathleen Lewis

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE \_\_\_\_\_
- OFFICER(S) \_\_\_\_\_  
(Titles)
- PARTNERS(S)
- \_\_\_\_\_
- ATTORNEY-IN-FACT
- \_\_\_\_\_
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER:

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATION OF SECRETARY

The undersigned does hereby certify:

That I am the duly elected and acting Secretary of the Elkhorn Ridge Owners Association Association, a California Non-Profit Mutual Benefit Corporation ("Association"); and

That the foregoing First Amendment to the Declaration was duly adopted by the required vote or written consent of the membership in the Association in accordance with Sub-Section 15.02 of the Declaration.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association on Sept. 11, 2006.

\_\_\_\_\_  
Homeowners Association,  
a California Non-Profit Mutual Benefit  
Corporation

By: Laura Casio

Title: Secretary

State of California )

County of Sacramento )

On Sept. 11, 2006 before me,

Kathleen Lewis NOTARY PUBLIC

personally Laura Cosio appeared  
NAME(S) OF SIGNER(S)

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.

Kathleen Lewis  
SIGNATURE OF NOTARY

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- CORPORATE \_\_\_\_\_  
OFFICER(S) \_\_\_\_\_  
(Titles)
- PARTNERS(S)  
\_\_\_\_\_
- ATTORNEY-IN-FACT  
\_\_\_\_\_
- TRUSTEE(S)
- SUBSCRIBING WITNESS
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- OTHER:

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

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