

APR 27 1978

26152

BK12642PG 878

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

\$7.00  
C9

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS. CO.

Broadmoor Homes, Inc.  
17500 Red Hill Avenue  
Suite 100  
Irvine, California 92714

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

11 59 AM APR 20 1978

LEE A. BRANCH County Recorder

Attention: Mr. Ronald C. Saienni

(Space above this line for Recorder's use)

AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
RANCHO DOMINGUEZ TOWNHOMES  
(Condominiums)

THIS AMENDMENT TO DECLARATION ("Amendment") is made  
this 14th day of April, 1978, by Broadmoor Homes, Inc., a  
California corporation ("Broadmoor"). Broadmoor shall be  
referred to hereinbelow as the "Declarant."

R E C I T A L S

A. Declarant caused that certain Declaration of  
Covenants, Conditions and Restrictions for Rancho Dominguez  
Townhomes (Condominiums) ["Declaration"] to be recorded on  
March 23, 1978, in Book 12607, Pages 1783 through 1841,  
inclusive, of Official Records of Orange County, California.

B. Declarant is the owner of all of the real prop-  
erty covered by the Declaration. Declarant desires to amend  
the Declaration and, as the owner of said real property, is  
entitled to make and record such Amendment.

NOW, THEREFORE, Declarant hereby amends the Decla-  
ration as follows:

1. The following sentence is hereby added after the  
end of Section 23 of Article VIII of the Declaration: "No fence,

wall, building, slab (with the exception of garage door stoops and slabs necessary for air conditioning equipment), overhang, structure or improvement of any kind shall be commenced, constructed, erected, placed, altered, maintained or permitted on or over any of those portions of the Patios designated as nonbuilding areas on Exhibit "D" attached hereto and incorporated herein by this reference."

2. The sentence added to Section 17 of Article VIII by Paragraph 1 above shall not be amended without the written consent of the City of Yorba Linda; provided, however, in the event said City waives its right to consent to any such amendment, such consent shall not be required for the amendment as to which any such waiver is applicable; provided further, however, that prior to the conveyance of the first Condominium in Project No. 1 (as defined in the Declaration), this Amendment may be amended by the Declarant without complying with the provisions of this Paragraph. Any amendment must be properly recorded.

IN WITNESS WHEREOF, the Declarant has executed this Amendment on the day and year first above written.

BROADMOOR HOMES, INC.

By *S. P. [Signature]*

Its *V. Pres. [Signature]*

By *Bette J. [Signature]*

Its *ASSISTANT SECRETARY*

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On April 14, 1978, before me, the under-  
signed, a Notary Public in and for said State, personally  
appeared A. Paul Montabon known to me to be the  
Vice President, and Edith J. Farkas known  
to me to be the Asst. Secretary of Broadmoor Homes,  
Inc., the corporation that executed the within instrument, known  
to me to be the persons who executed the within instrument on  
behalf of said corporation, and acknowledged to me that said  
corporation executed the within instrument pursuant to its  
bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Germaine B. Guns  
GERMAINE B. GUNS



SKETCH OF NON-BUILDING AREAS IN PATIO OF CONDOMINIUM UNITS OF TRACT 9954.

W.O.173-121 APRIL 14, 1978 SCALE: 1"=8'

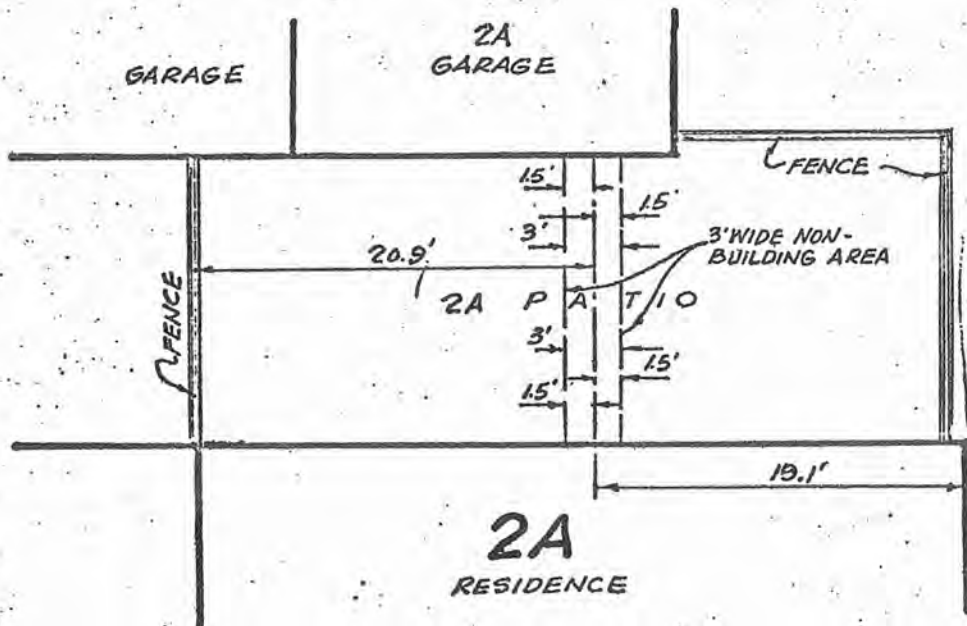
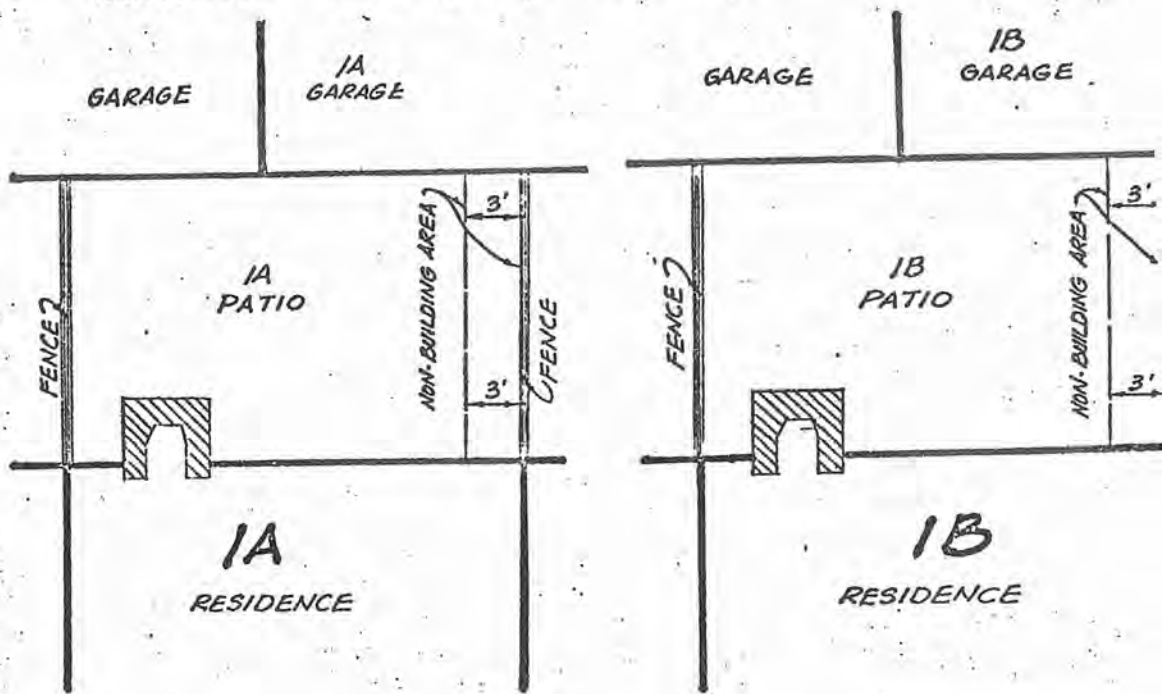


EXHIBIT "D"



consolidated, inc.

ENGINEERS ARCHITECTS PLANNERS 2301 CAMPUS DRIVE, IRVINE, CALIFORNIA 92664 (714) 833-2450

RECEIVED

SEP 7 1979

PCM, INC.

CONFORMED COPY  
Not Compared with Original

18686

18686

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA  
P.M. SEP 17 1979  
A. L. ... County Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Professional Community Management  
1101 Dove Street, Suite 230  
Newport Beach, Calif. 92660

Attn: Fran Davis

\$5.00  
C7

(Space above this line for Recorder's use)

AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
RANCHO DOMINGUEZ TOWNHOMES

(Condominiums)

THIS AMENDMENT TO DECLARATION ("Amendment") is made as of the 17th day of August, 1979 by Genstar Development Inc. (Broadmoor Homes Division) ("Broadmoor") and Rancho Dominguez Townhomes Community Association ("Owners"). Broadmoor shall be referred to below as the "Declarant". Declarant is the successor of Broadmoor Homes, Inc. (the prior "Declarant" under the Declaration referred to in Recital A below), have acquired said entity's entire fee interest in Rancho Dominguez Townhomes (as defined in the Declaration).

RECITALS

A. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Rancho Dominguez Townhomes (Condominiums, recorded on March 23, 1978, in Book 12607, Pages 1783 through 1841, inclusive, of Official Records of Orange County, California, as amended and supplemented ("Declaration"))

B. Declarant is the Class B Member (as defined in Section 3(b) of Article III of the Declaration) of the Rancho Dominguez Townhomes Community Association, a California non-profit corporation ("Association").

C. There are 206 Condominiums (as defined in the Declaration) subject to the terms and provisions of the Declaration, 182 of which are owned by Class A members (as defined in Section 3(a) of Article III of the Declaration) of the Association.

D. The Owners are Class A members and own more than three-fourths of the Condominiums owned by Class A members. Thus, in accordance with Section 2 of Article XVII of the Declaration, the Owners are entitled to make and record this Amendment. Declarant, as the only Class B Member, is also entitled, in accordance with Section 2 of Article XVII of the Declaration, to make and record this Amendment.

NOW, THEREFORE, Declarant and the Owners hereby amend the Declaration as follows:



