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WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE  
1812 TRIBUTE ROAD, SUITE C  
SACRAMENTO, CA 95815

004895

DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS

BAR-J RANCH UNIT 1

RECORDED  
INDEXED  
FIRST AMERICAN TITLE CO.

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CO. CL. 11

WHEREAS, REYNEN, BARDIS & WINN, a California general partnership, hereinafter called the Declarant, is the owner of all that parcel of land in the County of El Dorado, State of California, described as follows:

Lots 1 through 22, inclusive, as shown on the plat of "Bar-J Ranch Unit 1", according to the official plat thereof, recorded in the office of the El Dorado County Recorder in Book G of Maps, Page No. 80.

WHEREAS, Declarant desires to create, establish and impose certain conditions, covenants, and restrictions, and against said lots and each of them, and the purchasers and subsequent owners, thereof pursuant to and for the furtherance of a general plan or a scheme for the improvement, desirability and attractiveness. Each lot and parcel is and shall be held and conveyed subject to the following conditions, covenants, and restrictions, hereinafter contained which shall run with the land and shall continue in full force and effect for a period of 35 years from the date these covenants are recorded, at which time the same shall be automatically extended for successive periods of ten (10) years.

Declarant hereby declares that for the purpose of this Declaration the word "lot" shall mean any numbered lot designated on the subdivision map herein referred to, and the word "plot" shall mean any parcel of land surrounding one residential building and appurtenant buildings where composed of one or more lots or a lot and a fraction of another lot or lots, and thereby creating one homestead, which parcel is fenced or otherwise monumented to show the exterior boundaries of said homestead and not include any adjacent or "lettered" parcels.

GENERAL DESIGN RESTRICTIONS: The following restrictions shall apply throughout the property:

1. Use of Lots: A lot shall not be used, nor shall any portion thereof be used, for any purpose other than a residence. However, buildings on lots owned by Declarant or its nominee may be used as models and sales offices and construction offices for the purpose of selling or construction of dwellings on the property until all of the dwellings thereon are sold.

No single-family detached residence shall be constructed having a total finished floor space, exclusive of storage, porches and overhangs, less than 1200 square feet for a one-story, or split level building, and 1250 square feet for a two-story building.

2. Setback Lines: No building shall be erected on any lot in violation of the front setback line or the side setback line adjacent to the street in the case of a corner lot as shown on the recorded plat map of the subdivision without the approval of the County of El Dorado Planning Department. Side and rear yard setbacks shall be approved by the County of El Dorado.

3. Utility Easements and Rights of Way: A utility right of way for the installation, maintenance and repair of sanitary and storm sewers, storm water ditches, natural gas lines, water pipe lines, electric power and telephone lines, street lighting systems and the necessary appurtenances thereto, as shown on the recorded map.

4. Care of Properties: All vacant lots in this subdivision shall at all times be kept free of rubbish and litter; weeds and grass shall be disked out or kept well down so as to present a tidy appearance. The yards and grounds in connection with all improved properties shall be at all times kept in a neat and slightly condition and shall be cultivated and planted to any extent sufficient to maintain an appearance not out of keeping with that of typical homes in the subdivision.

5. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste incinerators or other equipment for the storage of such materials shall be kept in a clean and sanitary condition.

6. Unightly Items: All weeds, rubbish, debris, objects or materials of any kind shall be regularly removed from the lots and parcels and shall not be allowed to accumulate thereon. All clotheslines or other storage areas, machinery and equipment shall be prohibited upon any lot unless obscured from view of adjoining streets or lots by a fence or appropriate screen. No lot shall be used as a storage or dumping ground for inoperative vehicles.

7. Offensive Activities: No owners nor occupants shall create a nuisance to the neighborhood. For the purpose of this Declaration of Tract Restrictions, the word "nuisance" shall be defined as the commission of any act which shall be offensive to seventy-five (75) percent of the owners of property within a two hundred fifty (250) foot radius from the perimeter of any lot or parcel from which such nuisance may be created. The existence of such nuisance shall be determined when seventy-five (75) percent of the owners of the property within the herein prescribed radius of the nuisance or the Declarant, as long as he shall own any lots or parcels, shall sign a notice addressed to and delivered to the owners of any lot or parcel on which such a nuisance is created, advising that the nuisance exists and requesting immediate abatement thereof. Such a notice shall be delivered by registered mail and within thirty (30) days after receipt thereof

by the owners of any lot or parcel on which such a nuisance is created if such nuisance is not abated then Declarant or any owner of a lot or parcel in this tract may by appropriate proceeding institute legal action to enforce abatement.

8. Owner's Maintenance Obligations: Except as may be provided in any supplemental declarations, each Owner shall be responsible for maintenance and repair of any structure which may be constructed or installed upon his lot or parcel, and of his yard area. Such maintenance and repair shall be of high quality. Without limiting the generality of the foregoing, and except as may be provided in supplemental declarations referred to above, all repairing, replacing and caring for roofs, fences, exterior building surfaces, exterior glass surfaces, exterior doors, and to maintenance of all yard areas shall be the Owner's responsibility.

9. Dwelling Costs, Quality and Size: No dwellings shall be permitted on any lot at a cost of less than \$50,000 exclusive of lot costs, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

10. New Construction and Materials: No building or structure constructed elsewhere shall be moved or placed on any lot or parcel. Without limiting the generality of the preceding sentence, it shall be construed to describe prefabricated homes, modular homes and mobile homes. All buildings erected on any lot or parcel shall be of new construction. However, this subparagraph shall neither prevent the use of used brick or any other materials that may be attractive and preservative of property values. When the construction of a building is begun on a lot or parcel, work shall be pursued diligently and continuously to completion, subject to weather, strikes, and acts of God, and other matters beyond the control of the owner.

11. Variety of Materials: Variation in structures and buildings shall be achieved by incorporating a variety of materials including, but not limited to, stucco, wood siding and brick. The use of a variety of materials is intended to ensure attractive and interesting buildings and structures and be preservative of property values.

12. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently, provided, however, that a temporary office, trailer office, tool shed, lumber shed, and/or sales office may be maintained upon any lot or lots by any building contractor for the purpose of erecting and selling dwellings on any lot or lots, but such temporary structure shall

be removed at completion of construction.

13. Window Covers: Curtains, drapes, shutters or blinds may be installed as window coverings. No window shall be covered with aluminum foil, bed linens, cardboard or similar materials after the residence has been occupied.

14. Clothes Drying: No clothes, sheets, blankets or other articles shall be hung out to dry on any part of said property, except in a yard enclosed by a lattice fence, wall, or other enclosure approved by the Committee. Such enclosure shall be located so as not to be between the front or the side of any house or the projection of the line thereof and the adjacent street. In addition, no clothes, sheets, blankets or any article shall be hung to dry in a garage or storage area in which the garage door has been left open so as to create an unsightly view from the street.

15. Roofs: All buildings shall have roofs of wood shake, of light, medium, or heavy butt or tile classifications, subject to the authority of the Declarant to approve tile roofs, or other materials approved by Declarant, and subject to the authority of the Declarant to approve different roof materials. If the pitch of a roof is less than 4' in 12", then the roof design and materials shall be subject to approval by the Declarant. Such approval shall in no way imply any roof guarantee by Declarant.

16. Utilities, Antennas, Heating or Air Conditioning Equipment: All electric, gas, television, radio and telephone line installations to buildings or structures placed upon any lot shall be underground and no electric power or telephone poles shall be installed on any portion of any lot.

No television, radio or other electronic antenna or device of any type shall be erected, constructed, placed or permitted to remain on the ground surface of any of the lots, or upon any of the houses or buildings constructed on such lots unless the same be contained within a house or building. This restriction applies to cable television receivers, dishes, or related equipment.

No heating, cooling, or air conditioning equipment, including fans or similar devices shall be placed or permitted to remain upon the roofs of any house or building constructed on a lot.

It is the intention of the Declarant to encourage solar power. However, to the extent permitted by applicable law, the installation of solar panels shall be subject to the prior written approval of Declarant if the same are visible from any street.

17. Vehicles: No vehicles shall be kept or stored upon any of said lots other than those vehicles primarily and currently used for transportation of persons other than for hire, unless it be kept or stored in an enclosed garage when not in use. No such vehicle owned or in the possession or under the control of any

resident in said subdivision shall be parked overnight on any street within said subdivisions. No vehicle of any type (including motorcycles) shall be permanently or semi-permanently parked in or upon the public streets within the subdivided property or on any driveway of any lot for the purposes of accomplishing repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle. No trailers or boats of any type or size shall be kept or stored nearer than 25 feet from any street property line for a period of time exceeding forty-eight (48) hours, unless they are stored in such a manner as not to be visible from the street.

18. Garage Doors: The homeowner shall use diligence in closing any garage doors that may face the street scene. It is generally accepted that garages are unsightly and that a series of garage doors being left in an open position would destroy or tend to destroy the quiet enjoyment of the lots.

19. Garages and Vehicles: All driveways and garages shall be maintained in a neat and orderly condition. No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property, or outside of a garage on any lot. No vehicles of any type, (including motorcycles), shall be permanently or semi-permanently parked in or upon the public streets within the property, or on any lot or parcel for the purpose of accomplishing repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle.

20. Sight Distance at Intersections: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2' and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

21. Landscaping Requirement: Every owner of a lot or parcel within the property shall be responsible for installing, within ninety (90) days of occupancy, and maintaining in good and attractive condition, landscaping on those portions of the lot or parcel which are visible from any street within the properties.

It is the intent of these conditions to encourage attractive landscaping on each lawn, providing for individual landscape architecture and maintenance programs, which are preservative to property values. Compliance with this policy is expected of all

homeowners in the Bar-J Ranch Unit 1 subdivision and such conditions will be strictly enforced for the common benefit. Accordingly, every Owner is encouraged to report unattractive, unkempt, or partially installed landscaping to the Architectural Control Committee.

22. Trees: No existing trees shall be destroyed, uprooted, cut, or removed without the prior written consent of the Declarant.

23. Compost: No quantities of manure, composting materials decaying vegetation matter shall be stored in such quantities as attract household pests or constitute an injury to the person or property of any other person. Such materials shall be stored in a manner so as to prevent the creation of obnoxious odors.

24. Grading and Drainage: There shall be no cutting, filling, grading, or contouring of any lot in any manner which would cause flooding of, or erosion onto, any adjoining lot or which would interfere with the general, natural drainage pattern through the properties. Homeowners should exercise special care during landscape construction in order to avoid such changes to drainage patterns.

25. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot, nor shall oil well tanks, for oil or natural gas shall be erected, maintained or permitted upon the surface of any lot.

26. Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other conventional household pets may be kept on the lots, provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers. Notwithstanding the foregoing, no animals or fowl may be kept on the property which result in an annoyance or are obnoxious to residents in the vicinity.

27. Quiet Enjoyment: No act or thing shall be done upon the property covered by these restrictions, which may be or may become an annoyance or nuisance to the neighborhood or to destroy the quiet enjoyment of the lots.

28. Signs: No signs of any character shall be permitted on any lot in said subdivision except that a single sign no larger than the standard size, setting forth the fact that the subject property is for rent or for sale, may be permitted. No sign will be permitted in said subdivision larger than 60 square inches, setting forth the name of the owner or the occupant of any property. No signs of commercial nature shall be erected at any time. This shall in no way affect the developers use of signs, necessary in connection with the initial construction of homes for sale on any of the lots contained herein or permanent identification signage placed to enhance neighborhood identity.

ARCHITECTURAL CONTROL: The Architectural Control Committee shall be composed of John D. Reynen, Christo D. Bardis and Thomas P. Hian, all of whom can be reached at 9985 Folsom Blvd., Sacramento, California 95827.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither members of the committee, nor its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. In the event of the failure of the remaining member or members of the Committee to appoint a successor or successors within ninety (90) days after the death or resignation of a member or members, the then record owners of a majority of the acreage benefited by these Covenants shall have the power, through a duly recorded written instrument, to appoint such successor or successors.

Procedure: Requests for approval shall be submitted on a form supplied by the Committee or its designated representative, along with three (3) sets of plans. (The Committee's approval or disapproval shall be in accordance with these Covenants and the Committee's adopted policies and procedures.) The Covenants shall be in writing and the Committee shall not arbitrarily or unreasonably withhold its approval of any plans or request submitted to it pursuant hereto. If plans or a request have been submitted to the Committee or its designated representative for approval and the Committee or its designated representative fails to act within thirty (30) days thereafter, approval shall be deemed to have been obtained as required in these Covenants. The Committee shall have the power to establish and grant variances from these Covenants where in its judgment, extraordinary circumstances so warrant.

Responsibility Neither Grantor, nor the Committee, nor any member(s) thereof, nor any successor(s) or assign(s) thereto or thereof, shall be liable in damages to anyone submitting any plans or request to them for approval, or to any owner of land affected by these Covenants by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans or request. Every person who submits any plans or request to the Committee for approval agrees, by submission thereof, any every owner of any said property agrees by acquiring title thereto, that he will not bring any such action or suite to recover any such damages.

29. Term These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty-five (35) years from the date this instrument is recorded, after which time the Covenants shall be automatically extended for an additional 10 years unless terminated or modified as provided herein.

30. Amendments: These restrictions may be amended at any time and from time to time by an instrument in writing signed by the owner of fifty-one percent (51%) or more of said lots which said written instrument shall be recorded in the office of the County Recorder of the County of El Dorado, Placerville, California.

31. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

32. Severability: Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

33. Attorney's Fees: In any legal proceeding for the enforcement of this instrument, the prevailing party shall be entitled to reasonable attorneys' fees.

34. Mortgage Protection: No breach of the covenants, conditions and restrictions contained in this declaration, nor the enforcement of any provision herein, shall affect, impair, defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding on and effective against the title to any property acquired through foreclosure or sale of any mortgage or deed of trust and shall be held subject to all the provisions contained herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

REYREN, BARDIS & WINK,  
a general partnership

By: Reynen & Bardis Construction

By: Winkrest Homes, Inc.

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF SACRAMENTO )

On January 29, 1958, before me, the undersigned, a Notary Public in and for said state, personally appeared JOHN D. REYNEN, personally known to me to be the person who executed the within instrument as Secretary/Treasurer on behalf of Reynen & Bardis Construction, Inc., the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of Reynen, Bardis & Winn, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Elizabeth A. Kendrick  
Notary Public



STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF SACRAMENTO )

On January 29, 1958, before me, the undersigned, a Notary Public in and for said state, personally appeared MICHAEL J. WINN, personally known to me to be the person who executed the within instrument as Vice President of behalf of Winncrest Homes, Inc., the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of Reynen, Bardis & Winn, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal

Elizabeth A. Kendrick  
Notary Public



End of Document

RECORDING REQUESTED BY

WHEN RECORDED, MAIL TO:  
NAME

MAILING ADDRESS Cameron Park Community  
Services District

CITY, STATE 3200 Country Club Drive  
ZIP CODE Cameron Park, CA 95682



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2008-0042968-00**

REQD BY CAMERON PARK CSD

Tuesday, SEP 02, 2008 12:29:01

Ttl Pd \$0.00

Nbr-0001113771

JLB/C1/1-31

First Amendment <sup>TITLE(S)</sup> to CC&RS

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042968

Recording Requested By &  
When Recorded Return To:

Cameron Park Community Services District  
c/o ANGIUS & TERRY LLP  
1451 River Park Drive, Suite 285  
Sacramento, Ca 95815

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**FIRST AMENDMENT TO  
THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

*Originally Recorded As Book 2893 pg 113*  
**BAR-J RANCH UNIT 1**

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**FIRST AMENDMENT TO  
THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**BAR-J RANCH UNIT 1**

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**Recitals**

**A.** The Declaration of Covenants, Conditions and Restrictions Bar-J Ranch Unit No. 1 (the "CC&Rs") concerns the real property within El Dorado County, California described as follows (the "Property"):

Lots 1 through 82, inclusive, as shown on the plat of "Bar-J Ranch Unit No. 1", according to the official plat thereof, recorded in the office of the El Dorado County Recorder in Book G of Maps, Page No. 80.

**B.** On July 15, 2008, more than fifty-one percent (51%) of the Owners within the Property had given their written approval of the following amendment to the CC&Rs in accordance with the CC&Rs at Section 30.

**C.** Cameron Park Community Services District is authorized by California Government Code Section 61601.10(b)(5) to enforce the Declarations of Covenants, Conditions, and Restrictions within its jurisdiction. The District performs that function, and the CC&Rs are within its jurisdiction.

## Amendment

Section 17 now provides:

17. Vehicles. No Vehicle shall be kept or stored upon any of said lots other than those vehicles primarily and currently used for transportation of persons other than for hire, recreation vehicles of any type, trailers, motorcycles, travel trailers, campers, motor homes or boats ("Allowable Vehicles"), unless it be kept or stored in an enclosed garage when not in use. No vehicles owned or in possession under the control of any resident in said subdivision shall be parked overnight on any street within said subdivision. No commercial vehicle, truck which exceeds one ton, vehicles currently used for transportation of persons for hire, recreation vehicles of any type, trailers, motorcycles, travel trailers, campers, motor homes or boats may be parked on the public streets. No vehicle of any type (including motorcycles) shall be permanently or semi permanently parked in or upon the public streets within the subdivided property or any driveway of any lot for the purpose of accompanying repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle. No Allowable Vehicles shall be kept or stored nearer than 25 feet from any street property line for the period of time exceeding forty-eight (48) hours, unless they are stored behind a fence of like construction and matching materials to the existing fences in said subdivision, in such a manner as to be screened from the street. No Owner may install such a fence unless they have first obtained written approval from the Cameron Park Community Services District after it has determined that the fence will not result in a material detriment or create an unreasonable nuisance with respect to any other lot.

Section 19 now provides:

19. Garages and Vehicles. All driveways and garages shall be maintained in a neat and orderly condition.

Except as herein amended, the CC&Rs and its First Amendment remain in full force and effect.

042968

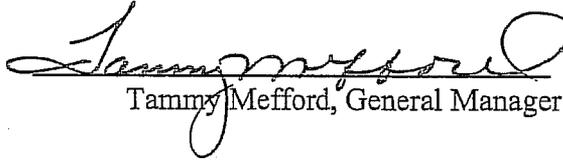
### Certification

I, the undersigned, certify:

1. I am the duly qualified General Manager of Cameron Park Community Services District.
2. This First Amendment to the CC&Rs was duly approved on July 15, 2008, in accordance with the procedures for amendment as set forth in the CC&Rs.

Cameron Park Community Services District.

Dated: 8-15-08

  
Tammy Mefford, General Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of EL DORADO

On AUGUST 15 2008 before me, DONNA M. MACK Notary Public

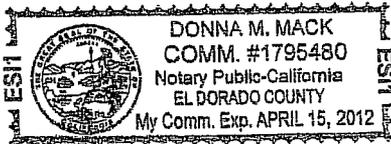
personally appeared TAMMY MEFFORD Name(s) of Signer(s)

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 [Handwritten Signature] Signature of Notary Public



Place Notary Seal Above

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: Amendments - CIRS - BAN - J RANIL

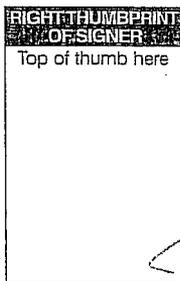
Document Date: August 15, 2008 Number of Pages: 4

Signer(s) Other Than Named Above: MA

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

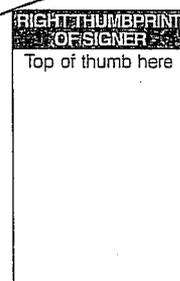
- Individual
Corporate Officer — Title(s):
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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



Signer Is Representing: \_\_\_\_\_