

RECORDING REQUESTED BY:

Sea Pong

EL DORADO CO. RECORDER-CLERK

10/30/2018, 20180042126

WHEN RECORDED, MAIL TO:

Sea Pong

400 Cragmont Ct.

Cameron Park, CA 95682

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

TITLE

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for
Black Oaks Estates #1

This document is being recorded to amend the CC&Rs recorded Document # 1999-0027146

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

Description: Lots 1 thru 24 inclusive, as shown on that certain map entitled "BLACK OAK ESTATES UNIT NO. 1", filed in the Office of the County Recorder of El Dorado County, California, on April 2, 1999, in Book I of Maps, at Page 32.

ORIGINAL

A-16. AUTOMOBILE, BOAT, AND TRAILER STORAGE: No trailer, boat, camper, camper shell, house trailer, motor home, recreational vehicle, or any automobile in non-operable condition shall be parked, left or stored upon any lot for more than twenty-four (24) hours unless the same is parked, left, or stored in a garage or other enclosure sufficient to screen such automobile, trailer, or camper from view from all public streets. No boat of any kind shall be parked, left, or stored in a garage or other enclosure for more than thirty-six (36) hours unless the same is parked, left, or stored so that the same will not be open to view from public streets. No vehicle exceeding one (1) ton shall be kept stored on any lot in the subdivision. Local authorities may tow, at the owner's expense, any vehicles in violation of this restriction. Provided further, that the vehicles mentioned above shall not be dismantled, overhauled, or otherwise worked upon in such a manner on any lot that it would become an eyesore to any occupant of the subdivision.

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

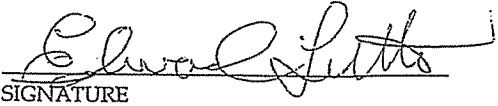
AMENDMENT

A-16 (a). AUTOMOBILE AND TRAILER STORAGE: Any of the following assets defined as a trailer, camper, camper shell, house trailer, motor home, recreational vehicle, or automobile – hereafter collectively referred to as “the asset” – in non-operable condition, shall not be parked, left or stored upon any lot for more than seventy-two (72) hours unless the asset is parked, left, or stored in a garage or other enclosure sufficient to screen the asset from view from all public streets. No vehicle exceeding one (1) ton shall be kept stored on any lot in the subdivision. Local authorities may tow, at the owner’s expense, any vehicles in violation of this restriction. Provided further, that the vehicles mentioned above shall not be dismantled, overhauled, or otherwise worked upon in such a manner on any lot that it would become an eyesore to any occupant of the subdivision.

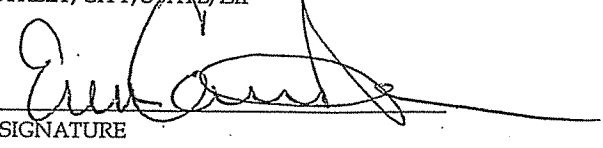
A-16 (b). BOAT AND BOAT TRAILER STORAGE: A maximum of one (1) boat and boat trailer may be parked on the driveway per any given lot, so long as the following conditions are met:

- i) The length of the boat is less than 25 feet.
- ii) The boat is not covered by a generic tarp or other such cover that was not designed specifically as a fitted cover for the boat.
- iii) The boat and boat trailer is in operational condition and is actively being maintained and cleaned on a regular basis. This includes keeping the boat and boat trailer free of organic debris or trash such as fallen leaves, cobwebs, empty drink containers, or any of the related such that it would become an eyesore to the subdivision.

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

1. 6-21-18 Edward CUTLER 
DATE PRINTED NAME SIGNATURE

1 1 300 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

2. 6/19/18 Gina Carrion X 
DATE PRINTED NAME SIGNATURE

1 2 308 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

3. _____ X _____
DATE PRINTED NAME SIGNATURE

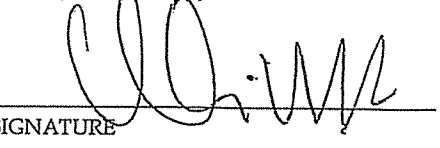
1 3 316 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

4. 6/20/18 Svetlana Lerkovich X 
DATE PRINTED NAME SIGNATURE

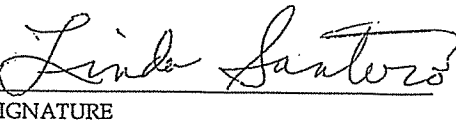
1 4 320 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

5. _____ X _____
DATE PRINTED NAME SIGNATURE

1 5 321 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

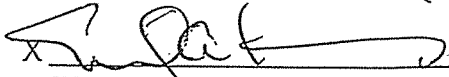
6. 6/19/18 ULANISAM X 
DATE PRINTED NAME SIGNATURE

1 6 315 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

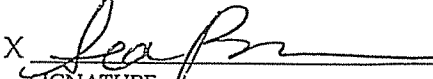
7. 6-19-18 Linda Santoro X 
DATE PRINTED NAME SIGNATURE

1 7 309 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

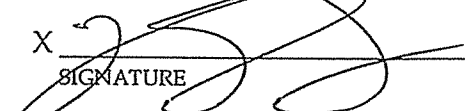
Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

8. 6/18/18 MICHAEL KOENIG X 
DATE PRINTED NAME SIGNATURE

1 8 301 Cranbrook Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

9. 6/18/18 SEA PONG X 
DATE PRINTED NAME SIGNATURE

1 9 400 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

10. 06/18/18 Ken Gouveia X 
DATE PRINTED NAME SIGNATURE
aka. Kenneth Gouveia

1 10 408 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

11. _____ _____ X _____
DATE PRINTED NAME SIGNATURE

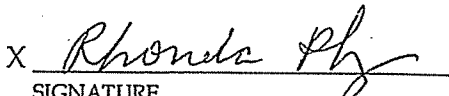
1 11 416 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

12. _____ _____ X _____
DATE PRINTED NAME SIGNATURE

1 12 426 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

13. _____ _____ X _____
DATE PRINTED NAME SIGNATURE

1 13 434 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

14. 7/21/18 Rhonda Phillips X 
DATE PRINTED NAME SIGNATURE

1 14 440 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

8. _____ X _____
DATE PRINTED NAME SIGNATURE
1 8 301 Cranbrook Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

9. _____ X _____
DATE PRINTED NAME SIGNATURE
1 9 400 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

10. _____ X _____
DATE PRINTED NAME SIGNATURE
1 10 408 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

11. _____ X _____
DATE PRINTED NAME SIGNATURE
1 11 416 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

→ 12. 6/27/2018 DAIDA HAZENAN X [Signature]
DATE PRINTED NAME SIGNATURE
1 12 426 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

13. _____ X _____
DATE PRINTED NAME SIGNATURE
1 13 434 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

14. _____ X _____
DATE PRINTED NAME SIGNATURE
1 14 440 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

15. 6/18/18 Cindy KEUPER X [Signature]
DATE PRINTED NAME SIGNATURE

1 15 441 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

16. _____ X _____
DATE PRINTED NAME SIGNATURE

1 16 435 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

17. 6-19-18 Brian Baker X [Signature]
DATE PRINTED NAME SIGNATURE

1 17 429 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

18. 6/18/18 Patricia Andrews X [Signature]
DATE PRINTED NAME SIGNATURE

1 18 423 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

19. 6/18/18 MIKE Best X [Signature]
DATE PRINTED NAME SIGNATURE
aka. Michael Best

1 19 417 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

20. _____ X _____
DATE PRINTED NAME SIGNATURE

1 20 409 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

21. _____ X _____
DATE PRINTED NAME SIGNATURE

1 21 401 Cragmont Ct, Cameron Park, CA 92682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

15. _____ X _____
DATE PRINTED NAME SIGNATURE

1 15 441 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

16. _____ X _____
DATE PRINTED NAME SIGNATURE

1 16 435 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

17. _____ X _____
DATE PRINTED NAME SIGNATURE


1 17 429 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

18. _____ X _____
DATE PRINTED NAME SIGNATURE

1 18 423 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

19. _____ X _____
DATE PRINTED NAME SIGNATURE

1 19 417 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

20. 6-20-18 Marcus Sperry X 
DATE PRINTED NAME SIGNATURE

1 20 409 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

21. _____ X _____
DATE PRINTED NAME SIGNATURE

1 21 401 Cragmont Ct, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

22. 6/19/2018 Donald Ross X [Signature]
DATE PRINTED NAME SIGNATURE

1 22 3000 Woodleigh Ln, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

23. _____ _____ X _____
DATE PRINTED NAME SIGNATURE

1 23 2996 Woodleigh Ln, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

24. _____ _____ X _____
DATE PRINTED NAME SIGNATURE

1 24 2990 Woodleigh Ln, Cameron Park, CA 95682
UNIT LOT ADDRESS - HOUSE NUMBER, STREET, CITY, STATE, ZIP

Circulators Signature: [Signature]

Circulators Printed Name: SEA PONG

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

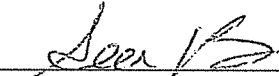
Notice of Errata #1

TO THE COURT AND COUNSEL OF RECORD FOR ALL PARTIES:

PLEASE TAKE NOTICE that Sea Pong hereby respectfully submits this Notice of Errata in the Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions for Black Oaks Estates #1.

Due to an oversight, on pages four (4) and five (5) the ZIP code field on the signature lines were mistyped as 92682 instead of the correct value of 95682. 92682 is not a valid ZIP code in the United States of America.

Dated: 10/30/2018

Signed: 

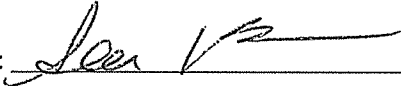
Sea Pong

Section A-16 Amendment of the Declaration of Covenants, Conditions, and Restrictions
for Black Oaks Estates #1

Addendum #1

Due to special circumstances where the representative of Lot 12 and Lot 20 of Black Oaks Estates #1, Marcus K. Sperry and David A. Hegeman, respectfully, had requested separate copies of this document to review on their own time. The signature, as witnessed by Sea Pong, was placed on the separate copy of the document. In the final version to be filed, the additional signature pages are placed directly following the page it is intended to addend, with suffix of "a" in the page number.

Dated: 10/30/2018

Signed: 
Sea Pong

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.

ACKNOWLEDGEMENT

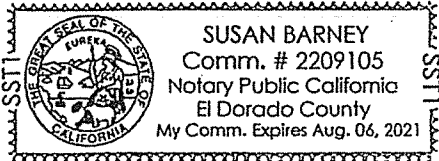
State of California)
) ss.
County of El Dorado)

✓ (B)

On 10/30/2018, before me, Susan Barney - Notary Public, personally appeared Sea I. Pong, proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposed and said that he was present and saw Edward J. Cutter, Erin Carrion, Svetlana Levkovich, Ulani B. Sam, Linda S. Santoro, Michael A. Koenig, Sea Pong, Kenneth Gouveia, David A. Hegeman, Rhonda L. Phillips, Cindy A. Kemper, Brian J. Baker, Patricia J. Andrews, Michael C. Best, Marcus K. Sperry, and Dona Ross to the same persons described in and whose names are subscribed to within and annexed instrument in their authorized capabilities as parties thereto, execute the same, and that said affiant subscribed his or her name to the within instrument as a witness at the request of Edward J. Cutter, Erin Carrion, Svetlana Levkovich, Ulani B. Sam, Linda S. Santoro, Michael A. Koenig, Sea Pong, Kenneth Gouveia, David A. Hegeman, Rhonda L. Phillips, Cindy A. Kemper, Brian J. Baker, Patricia J. Andrews, Michael C. Best, Marcus K. Sperry, and Dona Ross.

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.



NOTARY SEAL

Susan Barney, Oct 30, 2018

NOTARY SIGNATURE