

Recorded In Official Records of Solano County

**Glenn Zook**  
Assessor/Recorder

3/10/2023  
10:33:55 AM  
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RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:

**LEISURE TOWN HOME ASSOCIATION**  
% Baydaline & Jacobsen LLP  
895 University Avenue  
Sacramento, CA 95825  
Attn: Darren M. Bevan, Esq.

Baydaline & Jacobsen LLP

Doc # **202300009895**



Titles:	1	Pages:	8
<b>Fees</b>			<b>\$34.00</b>
<b>Taxes</b>			<b>\$0.00</b>
<b>SB2 Fee</b>			<b>\$75.00</b>
<b>Other</b>			<b>\$0.00</b>
<b>Paid</b>			<b>\$109.00</b>

(Space Above for Recorder's Use)

DocuSigned by:  
*Manisha Stephens*  
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10/23/2023 | 6:43 PM PDT

**FIRST AMENDMENT**  
**TO**  
**AMENDED AND RESTATED DECLARATION**  
**OF**  
**COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR**  
**LEISURE TOWN**

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**FIRST AMENDMENT  
TO  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR LEISURE TOWN**

This First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Leisure Town ("First Amendment") is executed by Leisure Town Home Association ("Association"), a California nonprofit mutual benefit corporation.

**RECITALS**

A. An instrument entitled "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Leisure Town" was recorded on November 25, 2019, as Document Number 201900086543 of the Official Records of Solano County ("Declaration").

B. The Declaration encumbers that certain real property located in Solano County, commonly known as Leisure Town and more particularly described in Exhibit "A" ("Development").

C. The Association is the community association formed to manage the Development and to enforce the provisions of the Declaration.

D. The Declaration regulates rentals in the Development, including requiring leases to have a minimum term of one (1) year. Effective January 1, 2021, Civil Code Section 4741 does not permit requiring lease terms longer than thirty (30) days, and requires the Association to amend the Declaration regarding the minimum one-year lease term.

E. This First Amendment was approved by the Board of Directors pursuant to Civil Code Section 4741(f) in accordance with the requirements of that section. Accordingly, member approval was not required for this First Amendment.

**NOW, THEREFORE**, upon the recordation of this First Amendment in the official records of the County of Solano, State of California, the Declaration shall be amended with respect to all property comprising the Development, as follows:

1. **Minimum Lease Term.** Section 7.1.2(a) of the Declaration is amended in its entirety to provide as follows:

(a) For a term of no less than thirty (30) days. The requirement for a 30-day minimum lease term set forth in this section shall not apply to Owners of Lots who took title to their Lots prior to the date this First Amendment is recorded ("Effective Date"). All Owners who take title to their Lots after the Effective Date shall be subject to the 30-day minimum lease term, except as otherwise provided in Civil Code Section 4740, or successor statute. All Owners who take title to their Lots after the date the Declaration was recorded shall be subject to the 30-day minimum lease term, except as otherwise provided in Civil Code Section 4740, or successor statute.

2. **Miscellaneous.** To the extent any provision of this First Amendment conflicts with any provision of the Declaration, the provision of this First Amendment shall prevail. Except as expressly

provided herein to the contrary, the capitalized terms in this First Amendment shall have the same meanings given such terms in the Declaration. Except as amended by this First Amendment, the Declaration remains in full force and effect with respect to all property comprising the Development.

3. **Effective Date.** This First Amendment has been executed by the Association to be effective upon its recordation in the Official Records of Solano County, California.

**LEISURE TOWN HOME ASSOCIATION,  
a California nonprofit mutual benefit corporation**

By: Kathryn Marchesseault  
(Signature)

Kathryn Marchesseault, President  
(type or print name)

By: Lloyd Lamb  
(signature)

LLOYD LAMB, Secretary  
(type or print name)

ACKNOWLEDGMENT

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.

State of California )

County of Solano )

On March 1, 2023, before me, Angel Dunn-Polk, Notary Public,

personally appeared Kathryn Ann Marchessault

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.



Place Notary Seal Above

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: Angel Dunn-Polk

ACKNOWLEDGMENT

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.

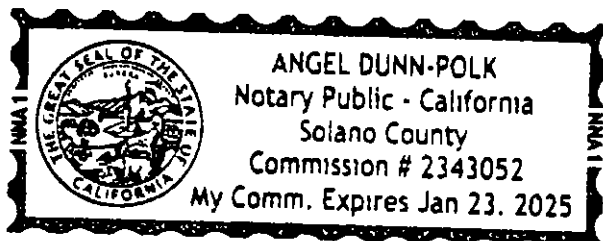
State of California )

County of Solano )

On March 1, 2023, before me, Angel Dunn-Polk, Notary Public,

personally appeared Lloyd Earl Lamb

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.



Place Notary Seal Above

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: Angel Dunn-Polk

**Exhibit "A"**

**Legal Description**

**Rainier Circle and Yosemite Circle**

***Leisure Town, Unit No. 1 and ten (10) Yosemite Circle Lots, with the following street addresses: 100 through 118 Yosemite Circle***

Lots 1 through 109, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 1" filed on August 9, 1962 in Book 20 of Maps, at page 33, Solano County Records.

**Olympic Circle**

***Leisure Town, Unit No. 2***

Lots 1 through 102, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN UNIT NO. 2" filed on November 13, 1962 in Book 20 of Maps, at page 47, Solano County Records.

**McKinley Circle**

***Leisure Town, Unit No. 3***

Lots 1 through 102, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 3" filed on November 13, 1962 in Book 20 of Maps at page 50, Solano County Records.

**Glacier, Lassen and Isle Royale**

***Leisure Town Units No. 4, 5 and 6***

Lots 1 through 95, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 4" filed on June 18, 1963 in Book 20 of Maps at page 92, Solano County Records.

Lots 1 through 86, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 5" filed on June 18, 1963 in Book 20 of Maps at page 94, Solano County Records.

Lots 1 through 86, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 6" filed on June 18, 1963 in Book 20 of Maps at page 96, Solano County Records.

**Monterey, Grand Canyon, El Dorado and Sequoia**

***Town Center Apartments, Unit No. 1***

Lots 1 through 28, inclusive, and Lots 30 through 69, inclusive, as shown on that certain map known as "TOWN CENTER APARTMENTS, UNIT NO. 1, VACAVILLE, CALIFORNIA (LEISURE TOWN)" filed on April 15, 1964 in Book 21 of Maps, at page 38, Solano County Records.

**Carlsbad Circle**

***Leisure Town, Unit No. 7***

Lots 1 through 86, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 7" filed on March 24, 1965 in Book 22 of Maps at page 21, Solano County Records.

**Nut Tree Road**

***Leisure Town, Unit No. 1-A***

Lots 1 through 26, inclusive, as shown on that certain map known as "MAP OF LEISURE TOWN, UNIT NO. 1-A, VACAVILLE, CALIFORNIA" filed on March 24, 1965 in Book 22 of Maps, at page 23, Solano County Records.

**Sequoia Drive and Parcels C&D**  
***Town Center Apartments, Unit No. 1***

Parcels "C" and "D" as shown on that certain map known as "RESUBDIVISION OF TOWN CENTER APARTMENTS, UNIT NO. 1 (LEISURE TOWN)" filed on June 17, 1964 in Book 21 of Maps, at page 47, Solano County Records.

**Sequoia Drive and Monterey Drive**  
***Town Center Apartments, Unit No. 3***

Lots 1 through 18, inclusive, as shown on that certain map known as "TOWN CENTER APARTMENTS, UNIT NO. 3, VACAVILLE, CALIFORNIA (LEISURE TOWN)" filed on May 14, 1969 in Book 24 of Maps, at page 62, Solano County Records.

**Yellowstone Drive**  
***Green Tree, Unit No. 6 / Parcels 1A, 1B, 1C and 1D***

Lots 1 through 32, inclusive, as shown on that certain map known as "GREEN TREE, UNIT NO. 6, VACAVILLE, SOLANO COUNTY, CALIFORNIA" filed on June 1, 1972 in Book 26 of Maps, at page 50, Solano County Records.

Parcels 1A, 1B, 1C and 1D as shown on the Parcel Map entitled "PARCEL MAP OF JEFFERY PROPERTY BEING A DIVISION OF PARCEL 1, BK.9, PARCEL MAPS, PG.20, BEING A PORTION OF LOT 37, RANCHO LOS PUTOS & A PORTION OF SEC.11, T.6N, R.1W., M.D. B.&M. EXTENDED" filed on April 9, 1979 in Book 17 of Parcel Maps, at page 74, Solano County Records.

**Yellowstone Drive**  
***Green Tree, Unit No. 4***

Lots 1 through 10, inclusive, as shown on that certain map known as "GREEN TREE, UNIT NO. 4, VACAVILLE, SOLANO COUNTY, CALIFORNIA (LEISURE TOWN)" filed on July 30, 1969 in Book 24 of Maps, at page 73, Solano County Records.

**Grand Canyon Drive**  
***Town Center Apartments, Unit 1-A***

Lots 1 through 22, inclusive, as shown on that certain map known as "TOWN CENTER APARTMENTS, UNIT 1-A, VACAVILLE, CALIFORNIA (LEISURE TOWN)" filed on March 16, 1977 in Book 31 of Maps, at page 63, Solano County Records.

***Green Tree, Unit No. 5***

Lots 1 through 20, inclusive, as shown on that certain map known as "GREEN TREE, UNIT NO. 5, VACAVILLE, SOLANO COUNTY, CALIFORNIA" filed on May 17, 1977 in Book 32 of Maps at page 42, Solano County Records.

**Bryce Way**

***Town Center Apartments, Unit No. 2***

Lots 1 through 71, inclusive, as shown on that certain map known as "TOWN CENTER APARTMENTS, UNIT 2 – REVISED, VACAVILLE, SOLANO COUNTY, CA" filed on December 10, 1979 in Book 38 of Maps, at page 51, Solano County Records.

**Golf Course Estates**

***Golf Course Estates, Units No. 1 and 2***

Lots 1 through 50, inclusive, as shown on that certain map known as "GOLF COURSE ESTATES, UNIT NO. 1, VACAVILLE, SOLANO COUNTY, CALIFORNIA" filed on April 26, 1983 in Book 42 of Maps, at page 61, Solano County Records.

The real property as shown on that map entitled "GOLF COURSE ESTATES, UNIT NO. 2, VACAVILLE, SOLANO COUNTY, CALIFORNIA" filed on April 20, 1989 in Book 55 of Maps at page 35, Solano County Records.

**Hampton Park**

Amendment to Declaration of Covenants, Conditions & Restrictions The Hampton Park Declaration of Covenants, Conditions and Restrictions recorded on April 15, 2003 Document No. 200300058106, Solano County Records.

The real property as shown on that map entitled "FINAL MAP FOR HAMPTON PARK" filed on September 24, 2002 in Book 74 of Maps at page 53, Solano County Records.

**Common Area Facility Parcel(s)**

Parcels A, 28-A, B, C, D and E as shown on the Map of Leisure Town Unit, No. 1, Solano County, California recorded on August 9, 1962 in Book 20 of Maps at page 33 et seq., Solano County Records.

Parcel A as shown on the Map of Leisure Town, Unit No. 1A, Vacaville, California recorded on March 24, 1965 in Book 22 of Maps at page 23 et seq., Solano County Records.

Parcels 1-A, E, F, G and 28-A as shown on the Map of Leisure Town Unit No. 2, Solano County, California recorded on November 13, 1962 in Book 20 of Maps at page 47 et seq., Solano County Records.

Parcels A, 1-A, B, C, D and 28-A as shown on the Map of Leisure Town Unit No. 3, Solano County, California recorded on November 13, 1962 in Book 20 of Maps at page 50 et seq., Solano County Records.

Parcels A, B, C, D and E as shown on the Map of Leisure Town Unit No. 4, Solano County, California recorded on June 18, 1963 in Book 20 of Maps at page 92 et seq., Solano County Records.

Parcels A, B, C, D and E as shown on the Map of Leisure Town Unit No. 5, Solano County, California recorded on June 18, 1963 in Book 20 of Maps at page 94 et seq., Solano County Records.

Parcels A, B, C, D and E as shown on the Map of Leisure Town Unit No. 6, Solano County, California recorded on June 18, 1963 in Book 20 of Maps at page 96 et seq., Solano County Records.

Parcels A, B, C, D and E as shown on the Map of Leisure Town Unit No. 7, Vacaville, Solano County, California recorded on March 24, 1965 in Book 22 of Maps at page 21 et seq., Solano County Records.

Parcels A, B, C and D as shown on the Map entitled "Resubdivision, Leisure Town, Town Center Apartments, Unit No. 1, Vacaville, California" recorded on June 17, 1964 in Book 21 of Maps at page 47 et seq., Solano County Records.

Parcel A and "Park Strip" as shown on the Map of Town Center Apartments Unit No. 1-A, Leisure Town, Vacaville, California recorded on March 16, 1977 in Book 31 of Maps at page 63 et seq., Solano County Records.

Parcels A, B and C as shown on the Map of Town Center Apartments, Unit 2 (Revised), 22 RM 40, City of Vacaville, Solano County, California recorded on December 10, 1979 in Book 38 of Maps at page 51 et seq., Solano County Records.

Parcels B-1 and B-2 as shown on the Map of Leisure Town, Town Center Apartments No. 3, Vacaville, Solano County, California recorded on May 14, 1969 in Book 24 of Maps at page 62, Solano County Records.

Parcels A, B, C, D, E, F and G as shown on the Map of Green Tree Unit 6, Vacaville, Solano County, California recorded on June 1, 1972 in Book 26 of Maps at page 50 et seq., Solano County Records.

Parcel A, Parcel B [and odd access and drainage easements?] as shown on the Map of Golf Course Estates, Unit No. 1, City of Vacaville, Solano County, California recorded on April 26, 1983 in Book 42 of Maps at page 61 et seq., Solano County Records.

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DOCUMENT**