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RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Standard Pacific of Northern California
3825 Hopyard Road, Suite 195
Pleasanton, California 94566

MAR - 3 1988

AT 8 O'CLOCK M.
CONTRA COSTA COUNTY RECORDS
J.R. OLSSON
COUNTY RECORDER

FEE \$

1900

BOOK 14200P 245

Sellers:

X 

FIRST SUPPLEMENT TO DECLARATION OF COVENANTS,

CONDITIONS, AND RESTRICTIONS FOR

REFUGIO VALLEY MAINTENANCE ASSOCIATION

X 

The first Supplement to Declaration of Covenants, Conditions, and
Restrictions for Refugio Valley Maintenance Association ("Supplement")
is made this 1st day of March, 19 88, by
Standard Pacific, L.P., a Delaware Limited Partnership ("Declarant").

RECITALS

A. Declarant is the owner of certain real property (the "Annexed
Real Property") located in the County of Contra Costa, City of Hercules,
State of California, described as lots 1-50, inclusive, of Tract No. 6774,
as per map recorded in Book 314, pages 43 through 48,
inclusive, of Maps, in the Office of the County Recorder of Contra Costa
County, California. Declarant has improved or intends to improve the Annexed
Real Property with residential structures, and other common facilities.

B. On November 6, 1987, Declarant recorded a Declaration of Covenants,
Conditions, and Restrictions in Book 14003, Page 77, in the official records
of the Contra Costa County Recorder (the "Declaration"). Section 13.2 of
the Declaration provides that the Annexed Real Property may be annexed to
the Declaration at the written election of the Declarant by the recording
of a Supplement to the Declaration.

C. Declarant intends by this Supplement to comply with the requirements
of Section 13.01 of the Declaration and to annex the Annexed Real Property
to the Project and to make the Annexed Real Property subject to the Declaration.



"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

DECLARATION

Declaration supplements the Declaration and declares that:

1. Annexation. Declarant elects to annex the Annexed Real Property to the Project and to make the Annexed Real Property subject to the Declaration. All of the Annexed Real Property shall be held, sold, and conveyed subject to the covenants, conditions, restrictions, easements, servitudes and liens described in the Declaration and any amendments to the Declaration.

2. Definitions:

2.1 The term "Property" shall include the Annexed Real Property.

2.2 The Term "Lot" shall include any plot of land numbered 1 through 50, inclusive, shown upon the recorded Subdivision Map of Tract No. 6774, as more particularly described in the above Recitals.

2.3 The term "Owner" shall include the owners of Lots 1 through 50 constituting a portion of the Annexed Real Property.

2.4 The term "Homeowners Association Maintenance Area" shall include upon conveyance of the easements thereof to the Association the area of landscape easements over private lots maintained by the Homeowners Association. These areas for this phase are set forth on Exhibits A-1 through A-5 attached hereto and made a part hereof.

2.5 All other terms defined in the Declaration as used herein with reference to the Annexed Real Property shall have the definitions set forth in the Declaration.

3. Effect of Annexation. From and after the date of recordation of this instrument, the Annexed Real Property shall be subject to the provisions of the Declaration, and to the rights and powers of the Association and the Bylaws, and all Owners of Lots constituting a portion of the Annexed Real Property shall automatically be members of the Association. Regular and special assessments with respect to the Annexed Real Property shall commence at the time and to the extent described in Section 6.01 - 6.15 of the Declaration, and voting rights with respect to the Annexed Real Property shall commence at the time described in Section 5.01 - 5.05 of the Declaration.

4. Easements. Declarant grants, reserves, and excepts for the benefit of all Property and Owners, including Declarant, easements of use, enjoyment, access, ingress, and egress

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throughout the annexed Common Area for the purpose and subject to the limitations, covenants, conditions, restrictions, and servitudes contained in the Declaration.

IN WITNESS THEREOF, Declarant has executed this instrument as of the date first above written.

STANDARD PACIFIC, L.P.
a Delaware Limited Partnership

By M. C. Cortney

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STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS.

On March 1, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared M. C. Cortney and

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Authorized Representative(s) on behalf of StanPac Corp., a Delaware Corporation, the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of directors, said corporation being known to me to be the general partner of Standard Pacific, L.P., a Delaware Limited Partnership, the limited 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.



Signature Terry McComsey

(This area for official notarial seal)



SCALE: 1" = 20'

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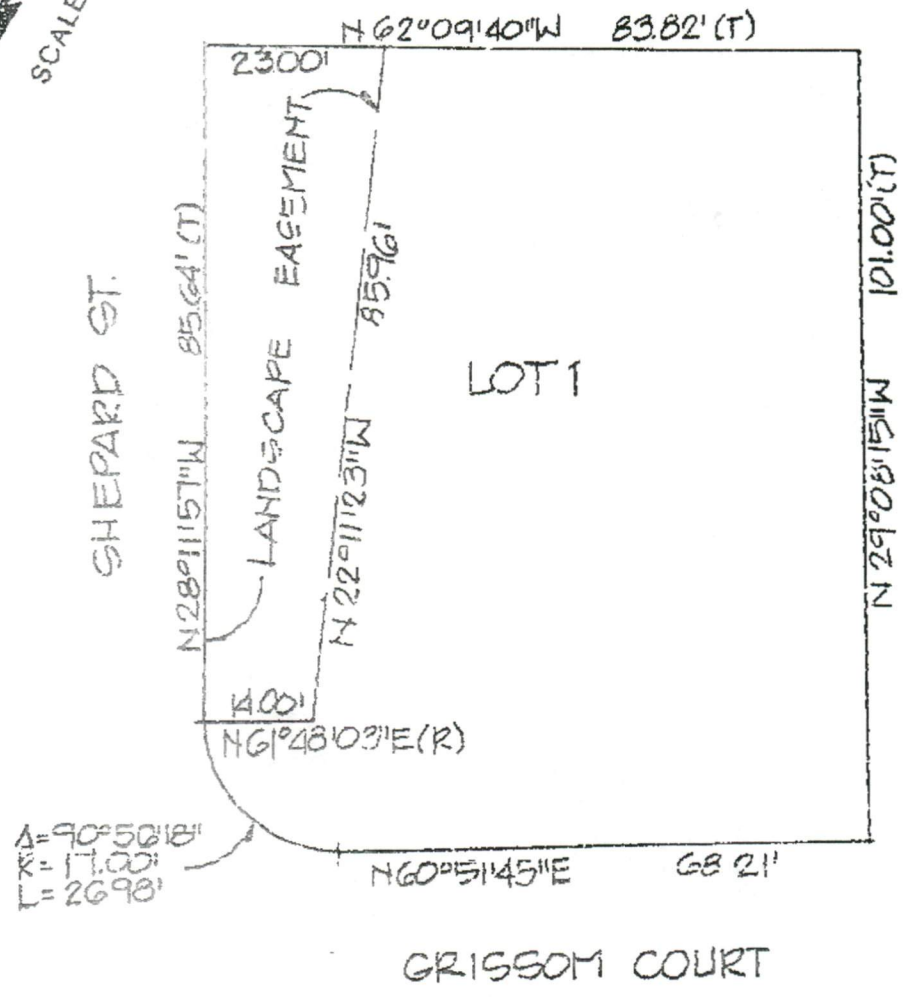


EXHIBIT A - 1

LANDSCAPE ESMT. = H O A. MAINTENANCE AREA

STEDMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 1645 N. CALIFORNIA BLVD., SUITE 240
 WALNUT CREEK, CALIFORNIA 94596 • (415) 935-9140

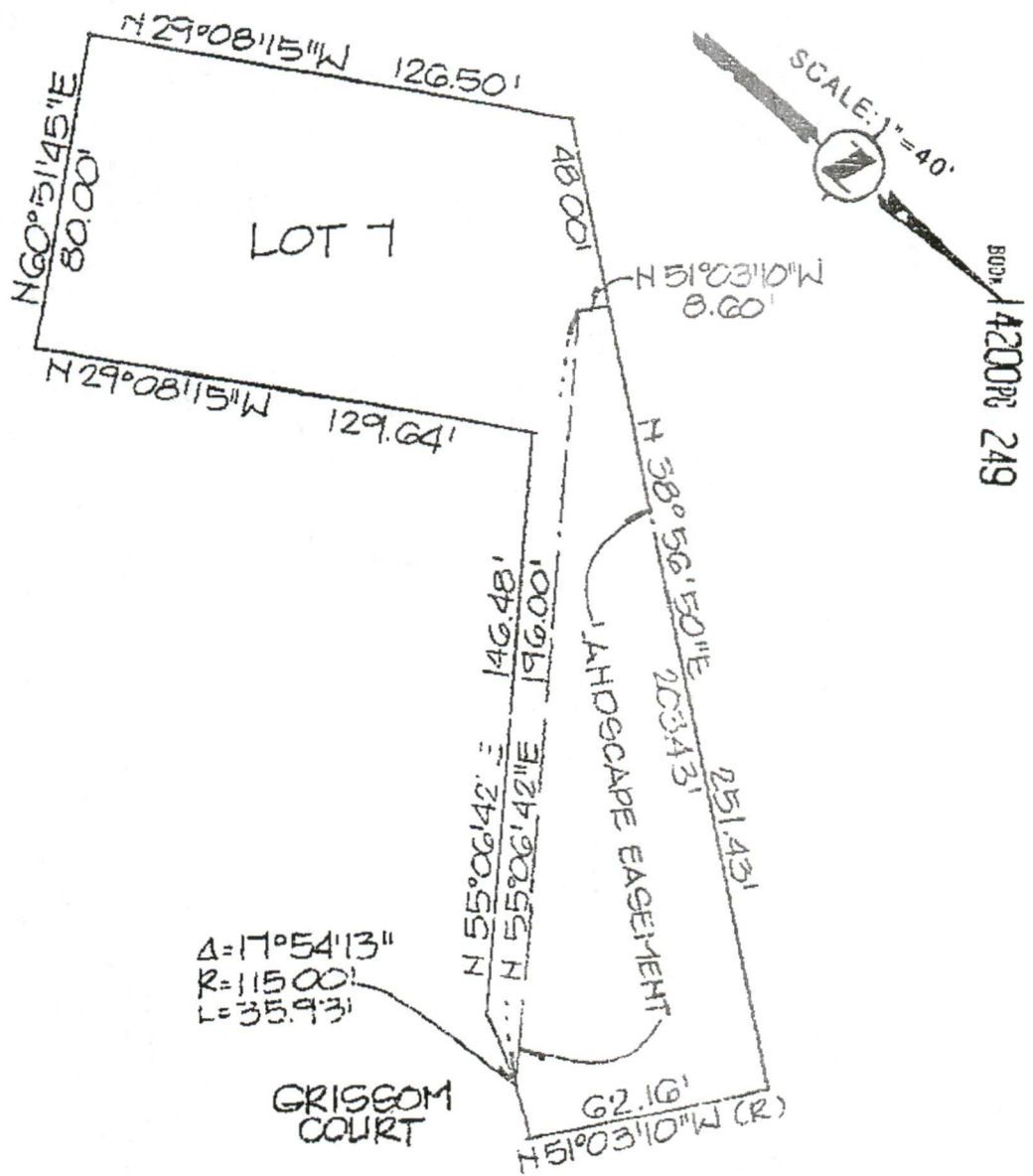
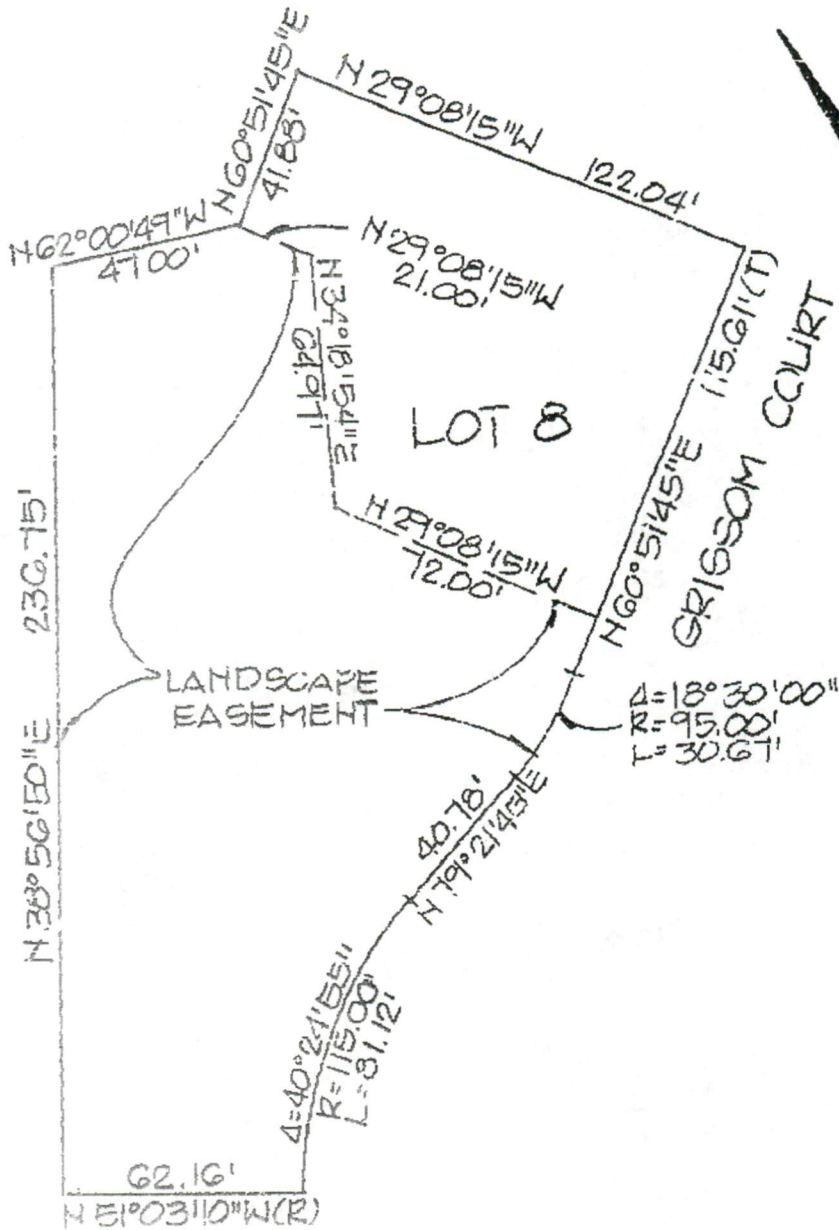


EXHIBIT A - 2

LANDSCAPE ESMT. = H.O.A. MAINTENANCE AREA

STEDMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 1646 N. CALIFORNIA BLVD., SUITE 240
 WALNUT CREEK, CALIFORNIA 94596 - (415) 935-9140



SCALE: 1" = 40'
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EXHIBIT A-3

LANDSCAPE ESMT.=H.O.A. MAINTENANCE AREA

STEDMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 1545 N. CALIFORNIA BLVD., SUITE 24,
 WALNUT CREEK, CALIFORNIA 94596 • (415) 935-9140

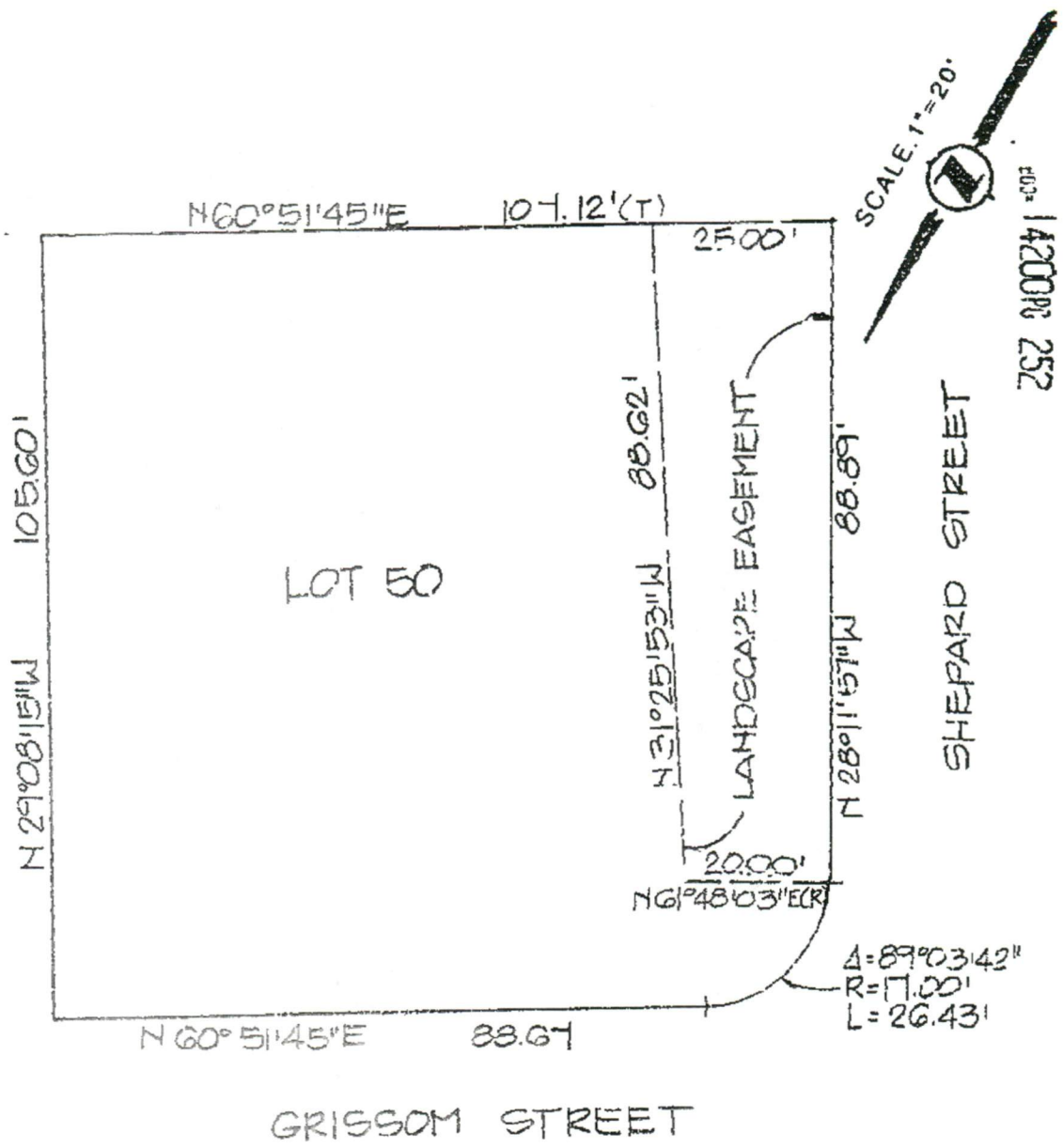


EXHIBIT A-5

LANDSCAPE ESMT = H.O.A. MAINTENANCE AREA

STEDMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 1848 N. CALIFORNIA BLVD., SUITE 240
 WALNUT CREEK, CALIFORNIA 94595 • (415) 935-9140
 END OF DRAWING