

**The following notice is pursuant to
Subdivision (b) of Section 12956.1 of the
California Government Code**

Notice

DocuSigned by:

Deborah Golden

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9/15/2021 | 11:09 AM PDT

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, 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.

Amended January 1, 2012

Recording requested by and when recorded return to:

Law Offices of Ann Rankin
3911 Harrison Street
Oakland, CA 94611

Recorded In Official Records of Solano County

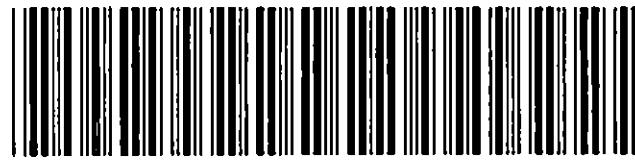
Marc C. Tonnesen

Assessor/Recorder

Law Office of Ann Rankin

4/17/2017
10:26:20 AM
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Doc # **201700031977**



Title:	1	Pages:	2
Fees			\$16.00
Taxes			\$0.00
Other			
Paid			\$16.00

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**FIRST AMENDMENT TO SECOND AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

The undersigned hereby certify that the following First Amendment to Second Amended Declaration of Covenants, Conditions and Restrictions ("**Amendment**") was duly adopted by at least 50% of the total voting power of the Costa Vista Homeowners Association.

1. All of the real property and Improvements thereon located in the City of Benicia, County of Solano, State of California, more particularly described as

All of the real property lying within the subdivision map filed for record on September 14, 1981, in Book 41, at Page 79 and the partial map filed for record on September 29, 1983, in Book 25 of Parcel Maps at Page 16, both in the Official Records of the County of Solano, State of California

are subject to the Second Amended Declaration of Covenants, Conditions and Restrictions recorded on March 2, 2000, as Document No. 2000-00016389, in the Official Records of the County of Solano, State of California ("**Declaration**").

2. The first sentence of Section 2.12B of the CC&Rs is deleted and replaced with the following language:

Each Owner shall maintain, repair and replace the fence surrounding the Owner's Lot regardless of location of the fence. Owners who have extended their fence into the Common Area shall maintain, repair and replace the entire fence, including the extension, and shall maintain adequate drainage and insurance coverage for such extension. The Association will allow existing encroaching fences to remain, but will require new encroaching fences to obtain a license agreement with the Association. Each Owner shall allow entry onto his or her Lot by the Association to inspect the Party Fence and drainage.

3. Section 5.3 F of the CC&Rs is amended to delete "of skylights" from the Association's list of items for periodic cleaning.

4. Section 7.1 of the CC&Rs is amended to add the following text:

Notwithstanding any provision to the contrary, the Association may repair and replace the dry rot within the wood siding and trim of the Residences during its paint cycle and bill the Owner for cost of such repair necessary to paint in a timely fashion. Owners shall be responsible for their wood trim/siding at all other times.

5. Section 7.1 of the CC&Rs is amended to delete "clean skylights" from the Association's responsibility.

6. Section 7.2 of the CC&Rs is amended to add:

Each Owner shall clean the interior and exterior surface of his or her own skylights.

7. Except as expressly stated herein, all of the provisions of the Declaration are restated and affirmed and shall remain in full force and effect.

8. This Amendment shall be effective upon the date of its recordation in the Official Records of the County of Solano, State of California.

IN WITNESS WHEREOF, the undersigned have executed this Amendment on this 3 day of April, 2017.

Owner of Unit 1780 Lindo St.

Dated: April 3, 2017

By: Patricia Abeyta
Print Name: Patricia Abeyta

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

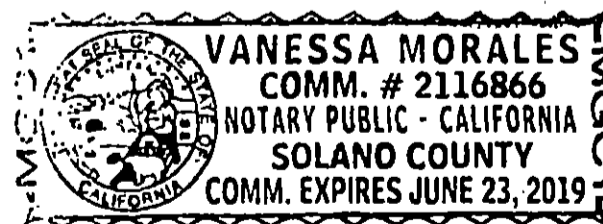
On April 3, 2017 before me, Vanessa Morales Notary Public,
(insert name and title of the officer)

personally appeared Patricia Abeyta,
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 Vanessa Morales (Seal)



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