

243446

RECORDING REQUESTED BY:  
 RECORDING REQUESTED BY  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 WHEN RECORDED RETURN TO:

Donald L. Boortz, Esq.  
 Heffernan & Boortz  
 Suite 700  
 610 Newport Center Drive  
 Newport Beach, CA 92660

RECEIVED FOR RECORD

AT 8:30 O'CLOCK A.M.

AT HOURS OF

FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

AUG 25 1988

Recorded in Official Records  
of Riverside County, California

RECORDED

Page 1

(Space Above Provided For Recorder)

# FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 12<sup>th</sup> day of August, 1988, by The Warmington Company, a California corporation (the "Declarant").

## R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, (the "Declaration") to be recorded on the 28th day of July, 1988, as Instrument No. 211398, in the Official Records of the County of Riverside, State of California; and

B. WHEREAS, Section 12.2(a) of the Declaration gives Declarant the right to amend the Declaration by a written instrument executed by the Declarant only, provided that no Lot or Unit within the Community has been conveyed to any Owner other than a Merchant Builder; and

C. WHEREAS, Declarant hereby certifies that the requirements of Section 12.2(a) of the Declaration have been satisfied such that this Amendment need only be executed by the Declarant; and

D. WHEREAS, Declarant now wishes to amend Exhibit "A" to the Declaration to reflect a revision to the legal description of Neighborhood No. 3 as described therein.

MRENCCR.1AM 8/11/88

NOW, THEREFORE, in consideration of the above Recitals, the Declaration is hereby amended as follows:

1. Amendment of Exhibit "A". The legal description of Neighborhood No. 3 as set forth in Exhibit "A" to the Declaration is hereby amended in its entirety to read:

"Neighborhood No. 3

Tentative Tract No. 22381, being a division of Parcels 3, 4 and 5 of Parcel Map No. 20557 as shown by Map on file in Book 147 Page 20 of Parcel Maps, Records of Riverside County, California, Parcel 5 being described as follows:

That portion of Parcel 5 described as follows:

Beginning at the most Southeasterly corner of said Parcel 5; Thence South 89 degrees 15' 20" West along the Southerly line of said Parcel 5 a distance of 713.98 feet; Thence North 44 degrees 25' 53" East, a distance of 137.59 feet; Thence Easterly on a curve concave to the South having a radius of 330.00 feet, through an angle of 52 degrees 45' 00", an arc length of 303.82 feet; Thence South 82 degrees 49' 07" East a distance of 172.20 feet; Thence South 86 degrees 48' 35" East a distance of 43.10 feet; Thence South 82 degrees 49' 07" East a distance of 125.94 feet; Thence North 49 degrees 56' 15" East a distance of 33.36 feet; Thence Southerly on a curve concave to the West having a radius of 1550.00 feet, through an angle of 06 degrees 15' 29", an arc length of 169.29 feet to the point of beginning."

2. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

3. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.

4. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

By:

Robert P. Warmington  
President

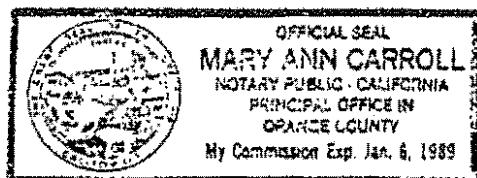
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On August 12, 1988, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Mary Ann Carroll  
Notary Public

[SEAL]



RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Donald L. Boortz, Esq.  
Heffernan & Boortz  
Suite 700  
610 Newport Center Drive  
Newport Beach, CA 92660

(Space Above Provided For Recorder)

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

DEC 15 1988

Recorded in Official Records  
of Riverside County, California

William E. Smith  
RECORDED  
Fees \$ 33.00

CCR.2 1/1

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 1st day of December, 1988, by The Warmington Company, a California corporation (the "Declarant").

R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446 (collectively the "Declaration"); and

B. WHEREAS, Section 12.2(a) of the Declaration gives Declarant the right to amend the Declaration by a written instrument executed by the Declarant only, provided that no Lot or Unit within the Community has been conveyed to any Owner other than a Merchant Builder; and

C. WHEREAS, Declarant now wishes to amend the Declaration as more particularly described herein.

MRENOC CR.2AM 12/02/88



367178

NOW, THEREFORE, in consideration of the above Recitals, the Declaration is hereby amended as follows:

1. Amendment to Section 2.3(a). The phrase "(ii) the fifteenth (15th) anniversary of the date of the recordation of this Community Declaration," appearing in Section 2.3(a) of the Declaration is hereby amended to read "(ii) the twelfth (12th) anniversary of the date of the recordation of this Community Declaration,".

2. Amendment to Section 3.4(a)(1). The phrase "(i) the fifteenth (15th) anniversary of the recordation of this Community Declaration" appearing in Section 3.4(a)(1) of the Declaration is hereby amended to read "(i) the twelfth (12th) anniversary of the date of the recordation of this Community Declaration".

3. Deletion of Section 3.4(a)(2). Section 3.4(a)(2) of the Declaration is hereby deleted in its entirety.

4. Amendment to Section 3.4(b). Section 3.4(b) of the Declaration is hereby amended in its entirety to read as follows:

"(b) Votes Per Non-Residential Areas. In the event any Owner of a Non-Residential Area is a member of the Community Association, each such member shall be entitled to cast such vote or votes as are described in the Supplemental Restrictions pursuant to which such Owner was made a member of the Community Association; provided, however, the maximum number of votes that can be allocated to such a Non-Residential Area in such a Supplemental Restriction shall not exceed the product obtained by multiplying the number thirteen (13) by the number of acres contained within such Non-Residential Area. For purposes hereof, the number of acres contained within a Non-Residential Area shall be equal to the number of gross acres (or any portion thereof) in such Non-Residential Area without deduction for dedications, right-of-ways, easements and/or utility easements."

5. Amendment to Section 3.6(d). The following phrase is hereby added immediately following the word "years" at the end of the first sentence of Section 3.6(d) of the CC&R's: "[except as provided in Sections 3.7(a)(1) through (6) below]".

6. Amendment to Section 4.6(a). The first sentence of Section 4.6(a) of the Declaration is hereby amended by deleting the phrase "may be specified in" appearing in the eighth line of said sentence and adding the phrase "is recorded" immediately after the word "Community" appearing at the end of said sentence.

7. Amendment to Section 5.5(f)(5). The last sentence of Section 5.5(f)(5) of the Declaration is hereby amended by adding the phrase "or (iii) the twelfth (12th) anniversary of the date of recordation of this Community Declaration" immediately following the word "Community" appearing at the end of said sentence.

367178

8. Amendment to Section 8.2(b). The first sentence of Section 8.2(b) of the Declaration is hereby amended to add the phrase "or (iii) the twelfth (12th) anniversary of the date of recordation of this Community Declaration" immediately following the word "Community" appearing in the sixth line of said sentence.

9. Amendment to Article X. Article X of the Declaration is hereby amended to add a new Section 10.2 as follows:

"10.2 The development rights described in Section 10.1 above shall cease and be of no further force or effect upon the earlier to occur of (i) the fifth (5th) anniversary of the original issuance of the most recently issued Public Report for a phase or an increment of a Neighborhood in the Community or (ii) the twelfth (12th) anniversary of the recordation of this Community Declaration."

10. Amendment of Exhibit "A". Exhibit "A" to the Declaration is hereby amended as follows:

(a) Neighborhood No. 3. The legal description of Neighborhood No. 3 is hereby amended in its entirety to read as follows:

Tentative Tract No. 22381:

All of Parcels 3 and 4 of Parcel Map 20557 as shown by map on file in Book 147 of Parcel Maps at Pages 20 through 27 thereof, Records of Riverside County California.

Together with that portion of Parcel 5 of said Parcel Map 20557, described as follows:

Beginning at the Southeast corner of said Parcel 5;

Thence S. 89 degrees 15' 20" W. along the Southerly line of said Parcel 5, a distance of 713.98 feet to an angle point therein;

Thence N. 44 degrees 25' 53" E., a distance of 137.59 feet;

Thence Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 330.00 feet, through an angle of 52 degrees 45' 00", an arc length of 303.82 feet;

Thence S. 82 degrees 49' 07" E., a distance of 172.20 feet;

Thence S. 86 degrees 48' 35" E., a distance of 43.10 feet;

Thence S. 82 degrees 49' 07" E., a distance of 125.94 feet;

Thence N. 49 degrees 56' 15" E., a distance of 33.86 feet to the Easterly line of said Parcel 5;

3671  
 Thence Southerly along said Easterly line on a non-tangent curve concave Westerly, having a radius of 1550.00 feet, through an angle of 06 degrees 15'29", an arc length of 169.30 feet to the point of beginning, (the initial radial line bears S. 84 degrees 57' 29" E.);

The preceding seven courses being along the adjusted lot line of Lot Line Adjustment No. 740 as approved by the City of Moreno Valley Planning Department on December 21, 1987;

Also together with that portion of Parcel 7 of said Parcel Map 20557, described as follows:

Commencing at the Northerly terminus of a course in the Southerly line of said Parcel 7 which bears N. 25 degrees 28'35" W., 186.51';

Thence S. 25 degrees 28'35" E., a distance of 69.80 feet to the point of beginning of the parcel of land to be described;

Thence continuing S. 25 degrees 28'35" E., a distance of 116.71 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", a arc length of 39.27 feet;

Thence N. 64 degrees 31'25" E., a distance of 8.29 feet;

The preceding four courses being along the Southerly line of said Parcel 7;

Thence N. 82 degrees 58'35" W., a distance of 11.86 feet.

Thence Northwesterly on a curve concave Northeasterly, having a radius of 25.00 feet, through an angle of 63 degrees 45'00", an arc length of 27.82 feet;

Thence N. 19 degrees 13'35" W., a distance of 79.36 feet;

Thence Northwesterly on a curve concave Southwesterly having a radius of 25.00 feet, through an angle of 53 degrees 47'20", an arc length of 23.47 feet;

Thence N. 73 degrees 00'55" W., a distance of 17.00 feet to the point of beginning.

Also together with that portion of said Parcel 7, described as follows:

Commencing at the Easterly terminus of a course in the Southerly line of said Parcel 7, which bears N. 64 degrees 31'25" E., 50.00';

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 35 degrees 19'43", an arc length of 15.42 feet to the point of beginning of the parcel of land to be described;

Thence continuing Northeasterly and Northwesterly on said curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 54 degrees 40'17", an arc length of 23.85 feet, (the initial radial line bears S. 60 degrees 48'18" E.);

Thence N. 25 degrees 28'35" W., a distance of 91.38 feet to a point of cusp;

The preceding three courses being along the Southerly line of said Parcel 7;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 300.00 feet, through an angle of 06 degrees 15'00", an arc length of 32.72 feet, (the initial radial line bears N. 64 degrees 31'25" E.);

Thence S. 19 degrees 13'35" E., a distance of 77.42 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 25.00 feet, through an angle of 05 degrees 00'12", an arc length of 2.18 feet to the point of beginning.

Excepting therefrom that portion of said Parcel 3, described as follows:

Beginning at the Northerly terminus of a course in the Northerly line of said Parcel 3 which bears N. 25 degrees 28'35" W., 186.51';

Thence S. 25 degrees 28'35" E. along said Northerly line, a distance of 69.80 feet;

Thence N. 73 degrees 00'55" W., a distance of 76.86 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 500.00 feet, through an angle of 04 degrees 33'24", an arc length of 39.76 feet;

Thence N. 77 degrees 34'19" W., a distance of 73.56 feet;

Thence Westerly on a curve concave Southerly, having a radius of 200.00 feet, through an angle of 21 degrees 05'28", an arc length of 73.62 feet to a point of cusp, said point being on the Northerly line of said Parcel 3;

Thence N. 81 degrees 20'13" E., a distance of 77.30 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 150.00 feet, through an angle of 22 degrees 23'13", an arc length of 58.61 feet;

Thence N. 58 degrees 57'00" E., a distance of 12.42 feet;

Thence Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 60.00 feet, through an angle of 95 degrees 43'25", an arc length of 100.08 feet to the point of beginning;

The preceding four courses being along the Northerly line of said Parcel 3;

Also excepting therefrom that portion of said Parcel 3, described as follows:

Commencing at the Westerly terminus of a course in the Northerly line of said Parcel 3 which bears N. 64 degrees 31'25" E., 50.00';

Thence N. 64 degrees 31'25" E., a distance of 8.29 feet to the point of beginning of the parcel of land to be described;

Thence continuing N. 64 degrees 31'25" E., a distance of 41.71 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 35 degrees 19'43", an arc length of 15.42 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 3;

Thence Southwesterly and Northwesterly on a non-tangent curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 111 degrees 14'48", an arc length of 48.54 feet, (the initial radial line bears N. 75 degrees 46'37" E.);

Thence N. 82 degrees 58'15" W., a distance of 21.59 feet to the point of beginning;

Also excepting therefrom that portion of said parcel 4, described as follows:

Commencing at the Northerly terminus of a course in the Northerly line of said Parcel 4 which bears N. 25 degrees 28'35" W., 407.27';

Thence Northwesterly and Southwesterly on a curve concave Southerly, having a radius of 75.00 feet, through an angle of 90 degrees 00'00", an arc length of 117.81 feet;

Thence S. 64 degrees 31'25" W., a distance of 150.00 feet;

Thence Southwesterly and Southeasterly on a curve concave Easterly, having a radius of 75.00 feet, through an angle of 90 degrees 00'00", an arc length of 117.81 feet;

Thence S. 25 degrees 28'35" E., a distance of 553.08 feet to the point of beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet;

Thence S. 64 degrees 31'25" W., distance of 25.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet to a point of cusp;

The preceding seven courses being along the Northerly line of said Parcel 4;

Thence S. 25 degrees 28'35" E., a distance of 29.45 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 97 degrees 35'41", an arc length of 42.58 feet;

Thence N. 56 degrees 55'44" E., a distance of 25.22 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 82 degrees 24'19", an arc length of 35.96 feet;

Thence N. 25 degrees 28'35" W., a distance of 26.11 feet to the point of beginning;

Also excepting therefrom that portion of said Parcel 4, described as follows:

Beginning at the Southerly terminus of a course in the Northerly line of said Parcel 4 which bears N. 25 degrees 28'35" W., 407.27';

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet;

Thence N. 64 degrees 31'25" E., a distance of 25.00 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 4;

Thence S. 25 degrees 28'35" W., a distance of 48.59 feet;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly having a radius of 25.00 feet, through an angle of 67 degrees 49'40", an arc length of 29.60 feet;

Thence S. 42 degrees 21'05" W., a distance of 27.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 112 degrees 10'20", an arc length of 48.94 feet;

Thence N. 25 degrees 28'35" W., a distance of 58.78 feet to the point of beginning.

(b) Neighborhood No. 7. The legal description of Neighborhood No. 7 is hereby amended in it's entirety to read as follows:

Tentative Tract No. 22380:

All of Parcel 1 of Parcel Map Number 20557 as shown in Book 147 of Parcel Maps at Pages 20 through 27 thereof, records of Riverside County, California.

(c) Neighborhood No. 8. The legal description of Neighborhood No. 8 is hereby amended in it's entirety to read as follows:

Tentative Tract No. 22382:

Parcel A

All that portion of Parcel 4, Parcel Map 21574 as shown by map on file in Book 147, of Parcel Maps, at pages 28 through 30, inclusive, Records of Riverside County, California, which lies Northerly and Westerly of the parcel described in deed to Val Verde School District, recorded August 11, 1988, as instrument 227451, Records of Riverside County, California.

Parcel B

All that portion of Lot "C", Parcel Map 21574 as shown by map on file in Book 147, of Parcel Maps, at pages 28 through 30,

## EXHIBIT "1" TO EXHIBIT "A"

The North 7 acres of a portion of Parcels 4 and 5, and Lot "C" and "D", of Parcel Map 21574, as filed in Book 147, of Parcel Maps, at Pages 27 through 30, inclusive, Records of Riverside County, California, described as follows:

Beginning at the Northeast corner of said Lot D,

Thence North 12 degrees 28' 43" West along the east line of Lot D and Parcel 4 a distance of 210.17 feet;

Thence South 77 degrees 31' 17" West, a distance of 104.02 feet;

Thence South 76 degrees 19' 20" West, a distance of 39.99 feet;

Thence South 12 degrees 28' 43" East, a distance of 33.37 feet;

Thence South 82 degrees 31' 16" West, a distance of 217.31 feet to the beginning of a curve concave to the Southeast and having a radius of 300.00 feet;

Thence westerly along said curve through a central angle of 21 degrees 51' 37", and an arc length of 114.46 feet;

Thence South 60 degrees 39' 39" West, a distance of 112.89 feet;

Thence South 29 degrees 20' 21" East, a distance of 193.53 feet to the beginning of a curve concave to the West and having a radius of 300.00 feet;

Thence southerly along said curve, through a central angle of 29 degrees 38' 02" and an arc length of 155.16 feet to the west line of said Lot D;

Thence South 0 degrees 17' 41" West along said west line a distance of 122.44 feet more or less to a line parallel with and distant northerly of the south line of Lot D;

Thence South 88 degrees 30' 30" East along said parallel line a distance of 557.02 feet to the east line of Lot D;

Thence northerly along a non-tangent curve concave to the west, having a radius of 2932.00 feet, through a central angle of 3 degrees 50' 55" and an arc length of 196.95 feet more or less to an angle point in the west line of said Lot D (the initial radial to said curve bears North 81 degrees 22' 12" East);

Thence continuing along said west line North 12 degrees 28' 43" West a distance of 245.22 feet to the point of beginning.



211508

the beginning of a curve concave to the south and having a radius of 109.50 feet;

Thence westerly along said curve, through a central angle of 10 degrees 14' 12" and an arc length of 19.57 feet to a line parallel with and 20.50 feet southerly of the said south line of Parcel 5;

Thence North 88 degrees 30' 30" West along said parallel line a distance of 529.76 feet to the beginning of a curve, concave to the southeast and having a radius of 34.50 feet;

Thence southwesterly, along said curve through a central angle of 43 degrees 00' 26" and an arc length of 25.90 feet to the west line of said Lot "D";

Thence North 0 degrees 17' 14" East a distance of 29.78 feet to the point of beginning.

211508

Beginning at the most Westerly terminus of that certain course as shown on said Parcel 2 as "North 81 degrees 15' 20" West 167.28 Feet",  
 Thence North 81 degrees 15' 20" West 232.24 feet to a point therein;  
 Thence South 08 degrees 44' 40" West 20.39 feet to a point therein;  
 Thence North 81 degrees 15' 20" West 245.93 feet to a point therein;  
 Thence South 83 degrees 06' 29" West 192.75 feet to a point therein;  
 Thence South 88 degrees 10' 05" West 77.00 feet to a point therein;  
 Thence North 01 degrees 49' 55" West 440.00 feet to the southerly right-of-way line of Iris Avenue, as shown on said map, and being the terminus of this line.

Neighborhood No. 8.

Tentative Tract No. 22382, being a portion of Parcels 4 and 5, and a portion of Lots "C" and "D" of Parcel Map 21574 as filed in Book 147, of Parcel Maps, at Pages 27 through 30, inclusive, Records of Riverside County, California, lying northerly and westerly of the 7 acre parcel as described within the enclosed Exhibit "1".

TOGETHER WITH: the following described parcel

Beginning at the Southwest corner of Parcel 5, as shown on said Parcel Map;  
 Thence South 88 degrees 30' 30" East along the south line of said Parcel 5, a distance of 655.14 feet to the west line thereof;  
 Thence North 0 degrees 17' 41" East along said west line a distance of 173.33 feet more or less to the south line of the North 7 acres of a portion of Parcels 4, 5, and Lots "C" and "D" as described within the attached Exhibit "1";  
 Thence South 88 degrees 30' 30" East, along the south line of said North 7 acres, a distance of 20.50 feet to a line parallel with and distant 20.50 feet easterly of said west line of Parcel 5;  
 Thence South 0 degrees 17' 41" West, along said parallel line a distance of 71.67 feet more or less to the beginning of a curve concave to the Northeast and having a radius of 109.50 feet;  
 Thence southerly along said curve, through a central angle of 10 degrees 14' 12" and an arc length of 19.57 feet;  
 Thence South 9 degrees 56' 32" East a distance of 41.04 feet to the beginning of a curve, concave to the northwest having a radius of 60.50 feet;  
 Thence southerly and westerly along said curve through a central angle of 111 degrees 40' 17" and an arc length of 117.92 feet;  
 Thence North 78 degrees 16' 18" West a distance of 41.04 feet to

211508

radial bearing of South 79 degrees 48' 55" East and having a radius of 1302.22 feet;  
 Thence Northerly along said curve through a central angle of 09 degrees 48' 46" an arc length of 223.02 feet to a point therein;  
 Thence North 00 degrees 22' 19" East a distance of 974.29 feet to a point therein;  
 Thence South 89 degrees 37' 41" East a distance of 155.30 feet to a point therein;  
 Thence South 85 degrees 32' 10" East a distance of 54.00 feet to a point therein;  
 Thence South 75 degrees 43' 25" East a distance of 48.18 feet to a point therein;  
 Thence South 64 degrees 29' 40" East a distance of 90.00 feet to the beginning to a non-tangent curve concaved to the Southeast, with a radial bearing of North 64 degrees 29' 40" West and having a radius of 800.00 feet;  
 Thence Southwest along said curve through a central angle of 03 degrees 12' 28" an arc length of 44.79 feet to a point therein;  
 Thence South 22 degrees 17' 52" West a distance of 105.00 feet to the beginning of a non-tangent curve concaved to the South, with a radial bearing of North 22 degrees 17' 52" East and having a radius of 670.00 feet;  
 Thence Easterly along said curve through a central angle of 4 degrees 39' 24" an arc length of 54.45 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 1134.44 feet to the beginning of a tangent curve concaved to the West, with a radial bearing of North 26 degrees 57' 19" East and having a radius of 467.00 feet;  
 Thence Southerly along said curve through a central angle of 37 degrees 34' 06" an arc length of 306.21 feet to a point therein;  
 Thence South 25 degrees 28' 35" East a distance of 20.03 feet to a point therein;  
 Thence South 21 degrees 19' 50" West a distance of 33.60 feet to the beginning of a non-tangent curve concaved to the North, with a radial bearing of South 24 degrees 14' 55" East and having a radius of 2683.00 feet;  
 Thence Westerly along said curve through a central angle of 25 degrees 26' 11" an arc length of 1191.11 feet to a point therein;  
 Thence North 88 degrees 48' 44" West a distance of 390.32 feet to the true point of beginning.

#### Neighborhood No. 7

Tentative Tract No. 22380, being a division of Parcel 1 and that portion of Parcel 2 of Parcel Map 20557, in the City of Moreno Valley, County of Riverside, State of California, as shown on a Map recorded in Book 147, Pages 20 through 27, inclusive, of Parcel Maps, records of said County, excepting therefrom that portion of Parcel 2 lying Northerly and Easterly of the following described line:

Thence North 26 degrees 57' 19" East a distance of 230.00 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 95.00 feet to a point therein;  
 Thence North 26 degrees 57' 19" East a distance of 35.00 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 60.00 feet to a point therein;  
 Thence South 71 degrees 57' 19" West a distance of 21.21 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 160.00 feet to a point therein;  
 Thence North 18 degrees 02' 41" West a distance of 21.21 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 60.00 feet to a point therein;  
 Thence South 71 degrees 57' 19" West a distance of 21.21 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 80.0 feet to a point therein;  
 Thence North 26 degrees 57' 19" East a distance of 114.31 feet to a point therein;  
 Thence North 00 degrees 51' 09" East a distance of 684.14 feet to a point therein;  
 Thence South 89 degrees 08' 51" East a distance of 1436.33 feet to a point therein;  
 Thence South 44 degrees 22' 00" East a distance of 32.40 feet to a point therein;  
 Thence South 00 degrees 23' 32" West a distance of 3.31 feet to the beginning of a tangent curve concaved to the East having a radius of 1550.00 feet;  
 Thence Southerly along said curve through a central angle of 17 degrees 08' 42" an arc length of 463.82 feet to the point of beginning.

Neighborhood No. 6.

Tentative Tract No. 22379 being a division of:

Those portions of Parcel 8, Parcel 9 and Lot "F" as shown on Parcel Map 20557 on file in Book 147 Pages 20 through 27 of Parcel Maps, records of Riverside County, California, described as follows:

Commencing at the centerline of construction intersection of Kitching Street and Iris Avenue as shown on said Parcel Map;  
 Thence South 88 degrees 48' 44" East a distance of 86.30 feet along the centerline of said Iris Avenue to a point therein;  
 Thence North 01 degrees 11' 16" East a distance of 67.00 feet to the true point of beginning being in the Southwest corner of said Parcel 8;  
 Thence North 42 degrees 18' 26" West a distance of 37.31 feet to the beginning of a non-tangent curve concaved to the West with a

211508

Thence Westerly along said curve through a central angle of 4 degrees 39' 27" an arc length of 59.83 feet to a point therein;  
 The following six (6) courses are along the common line between  
 Parcels 8 and 11 as adjusted by Lot Line Adjustment No. 750.  
 Thence North 22 degrees 17' 51" East a distance of 39.00 feet to  
 the beginning of a tangent curve concaved to the Southeast,  
 having a radius of 800.00 feet;  
 Thence Northeasterly along said curve through a central angle of  
 03 degrees 12' 28" an arc length of 44.79 feet to a point  
 therein;  
 Thence North 64 degrees 29' 40" West a distance of 90.00 feet to  
 a point therein;  
 Thence North 75 degrees 43' 25" West a distance of 48.18 feet to a  
 point therein;  
 Thence North 85 degrees 32' 10" West a distance of 54.00 feet to  
 a point therein;  
 Thence North 89 degrees 37' 41" West a distance of 155.30 feet to  
 a point therein;  
 Thence North 00 degrees 22' 19" East a distance of 1218.63 feet  
 to the beginning of a tangent curve concaved to the East having a  
 radius of 1959.00 feet;  
 Thence Northerly, to the right, along said curve through a  
 central angle of 01 degrees 44' 11" an arc length of 59.37 feet  
 to a point therein;  
 Thence North 50 degrees 03' 41" East a distance of 34.33 feet to  
 the true point of beginning.

Neighborhood No. 5.

Tentative Tract No. 22378, being a division of:

Those portions of Parcel 11 and Parcel 12 as shown on Parcel Map  
 20557 on file in Book 147 Pages 20 through 27 of Parcel Maps,  
 Records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of said Parcel 12;  
 Thence South 66 degrees 42' 45" West a distance of 645.07 feet  
 along the North line of Parcel 10 of said Parcel Map, to a point  
 therein;  
 Thence South 23 degrees 17' 15" East a distance of 685.25 feet to  
 a point therein;  
 Thence South 66 degrees 42' 45" West a distance of 499.64 feet to  
 a point therein;  
 Thence South 78 degrees 21' 21" West a distance of 90.00 feet to  
 a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 498.31 feet to  
 a point therein;  
 Thence North 26 degrees 57' 19" East a distance of 155.00 feet to  
 a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 13.00 feet to  
 a point therein;

211508

Neighborhood No. 4.

Tentative Tract No. 22378-1, being a division of:

Those portions of Parcel 9 and Parcel 11 and Parcel 12 as shown on Parcel Map 20557, on file in Book 147 Pages 20 through 27 of Parcel Maps, records of Riverside County, California, described as follows:

Commencing at the centerline of construction intersection of Kitching Street and Gentian Avenue as shown on said Parcel Map;  
 Thence South 89 degrees 08' 51" East a distance of 66.45 feet along the centerline of said Gentian Avenue to a point therein;  
 Thence South 00 degrees 51' 09" West a distance of 44.00 feet to the true point of beginning being the Northwest corner of said Parcel 11;  
 Thence South 89 degrees 08' 51" East a distance of 987.85 feet to a point therein;  
 Thence South 00 degrees 51' 09" West a distance of 684.14 feet to a point therein;  
 Thence South 26 degrees 57' 19" West a distance of 114.31 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 80.00 feet to a point therein;  
 Thence North 71 degrees 57' 19" East a distance of 21.21 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 60.00 feet to a point therein;  
 Thence South 18 degrees 02' 41" East a distance of 21.21 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 160.00 feet to a point therein;  
 Thence North 71 degrees 57' 19" East a distance of 21.21 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 60.00 feet to a point therein;  
 Thence South 26 degrees 57' 19" West a distance of 35.00 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 95.00 feet to a point therein;  
 Thence South 26 degrees 57' 19" West a distance of 230.00 feet to a point therein;  
 Thence South 63 degrees 02' 41" East a distance of 13.00 feet to a point therein;  
 Thence South 26 degrees 57' 19" West a distance of 155.00 feet to a point therein;  
 Thence North 63 degrees 02' 41" West a distance of 693.00 feet to a point therein;  
 Thence South 26 degrees 57' 19" West a distance of 454.00 feet to a point therein; (also being the westerly line of Parcel 9 per Lot Line Adjustment No. 749)  
 Thence North 63 degrees 02' 41" West a distance of 59.43 feet to the beginning of a tangent curve concave to the South having a radius of 736.00 feet;

211508

Also excepting therefrom that portion of said Parcel 4, described as follows:

Beginning at the Southerly terminus of a course in the Northerly line of said Parcel 4 which bears N.25°28'35"W., 407.27';

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90°00'00", an arc length of 39.27 feet;

Thence N.64°31'25"E., a distance of 25.00 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 90°00'00", an arc length of 39.27 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 4;

Thence S.25°28'35"W., a distance of 48.59 feet;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 67°49'40", an arc length of 29.60 feet;

Thence S42°21'05"W., a distance of 27.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 112°10'20", an arc length of 48.94 feet;

Thence N.25°28'35"W., a distance of 58.78 feet to the point of beginning.

The above described parcel of land contains 54.06 acres, more or less.

211508

Thence continuing Northeasterly and Northwesterly on said curve concave Northwesterly, having a radius of 25.00 feet, through an angle of  $54^{\circ}40'17''$ , an arc length of 23.85 feet, (the initial radial line bears  $S.60^{\circ}48'18''E.$ );

Thence  $N.25^{\circ}28'35''W.$ , a distance of 91.38 feet to a point of cusp;

The preceding three courses being along the Southerly line of said Parcel 7;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 300.00 feet, through an angle of  $06^{\circ}15'00''$ , an arc length of 32.72 feet, (the initial radial line bears  $N.64^{\circ}31'25''E.$ );

Thence  $S.19^{\circ}13'35''E.$ , a distance of 77.42 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 25.00 feet, through an angle of  $05^{\circ}00'12''$ , an arc length of 2.18 feet to the point of beginning.

Excepting therefrom that portion of said Parcel 3, described as follows: Beginning at the Northerly terminus of a course in the Northerly line of said Parcel 3 which bears  $N.25^{\circ}28'35''W.$ , 186.51';

Thence  $S.25^{\circ}28'35''E.$  along said Northerly line, a distance of 69.80 feet;

Thence  $N.73^{\circ}00'55''W.$ , a distance of 76.86 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 500.00 feet, through an angle of  $04^{\circ}33'24''$ , an arc length of 39.76 feet;

Thence  $N.77^{\circ}34'19''W.$ , a distance of 73.56 feet;

Thence Westerly on a curve concave Southerly, having a radius of 200.00 feet, through an angle of  $21^{\circ}05'28''$ , an arc length of 73.62 feet to a point of cusp, said point being on the Northerly line of said Parcel 3;

Thence  $N.81^{\circ}20'13''E.$ , a distance of 77.30 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 150.00 feet, through an angle of  $22^{\circ}23'13''$ , an arc length of 58.61 feet;



## EXHIBIT "A"

Legal Description of the CommunityNeighborhood No. 1.

Tentative Tract No. 22383, being that portion of Parcel 1, Parcel 3 and Lot E, of Parcel Map No. 21574, on file in Book 147, of Parcel Maps, at Pages 28 through 30 thereof, Records of Riverside County, California, which lies north of the following described line:

Commencing at the Southwest corner of Lot E;

Thence Northerly along the west lines of Lot E and Parcel 3, on a curve concave to the west, having a radius of 3068 feet, through a central angle of 10 degrees 54' 50" and an arc length of 584.40 feet to the point of beginning of said boundary line (the initial radial line bears North 89 degrees 31' 26" East);

Thence North 77 degrees 31' 17" East, a distance of 95.55 feet to the beginning of a non-tangent curve, concave to the northeast and having a radius of 330 feet;

Thence southerly and easterly along said non-tangent curve through a central angle of 67 degrees 20' 07" and an arc length of 387.82 feet (the initial radial line bears South 77 degrees 31' 17" West);

Thence South 78 degrees 37' 46" East, a distance of 145.13 feet;

Thence South 79 degrees 48' 50" East, a distance of 88.34 feet;

Thence South 35 degrees 03' 11" East, a distance of 32.85 feet to the west line of Lasselle Street as shown on said parcel map.

Neighborhood No. 2

Tentative Tract No. 22377, being a division of:

All that portion of Parcel 13 and Parcel 14 of Parcel Map 20557, as shown by Map on file in Book 147 Pages 20 through 27, thereof of Parcel Maps, records of Riverside County, California, lying Northerly of the following described line:

Beginning at the most Northwesterly corner of said Parcel 13, a radial line from said corner bearing South 75 degrees 35' 43" West;

Thence North 66 degrees 42' 45" East along the northerly line of said Parcel 13 a distance of 571.32 feet;

Thence North 00 degrees 23' 32" East a distance of 174.66 feet;

Thence South 89 degrees 36' 28" East a distance of 130.63 feet to the beginning of a tangent curve concave to the South having a radius of 417.00 feet;

211.3

Thence Easterly along said curve through a central angle of 24 degrees 33' 40" an arc length of 178.76 feet;  
Thence South 65 degrees 02' 48" East a distance of 148.08 feet;  
Thence South 21 Degrees 13' 58" East a distance of 19.38 feet;  
Thence South 67 degrees 25' 08" East a distance of 66.50 feet to a point on a non-tangent curve concave to the Southeast having a radius of 1055.00 feet, said point being on the easterly line of said Parcel 13 and having a radial bearing of North 67 degrees 25' 08" West.

Neighborhood No. 3

Tentative Tract No. 22381.

All of Parcels 3 and 4 of Parcel Map 20557 as shown by map on file in Book 147 of Parcel Maps at Pages 20 through 27 thereof, Records of Riverside County, California.

Together with that portion of Parcel 5 of said Parcel Map 20557, described as follows:

Beginning at the Southeast corner of said Parcel 5;

Thence S.89°15'20"W. along the Southerly line of said Parcel 5, a distance of 713.98 feet to an angle point therein;

Thence N.44°25'53"E., a distance of 137.59 feet;

Thence Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 330.00 feet, through an angle of 52°45'00", an arc length of 303.82 feet;

Thence S.82°49'07"E., a distance of 172.20 feet;

Thence S.86°48'35"E., a distance of 43.10 feet;

Thence S.82°49'07"E., a distance of 125.94 feet;

Thence N.49°56'15"E., a distance of 33.86 feet to the Easterly line of said Parcel 5;

Thence Southerly along said Easterly line on a non-tangent curve concave Westerly, having a radius of 1550.00 feet, through an angle of 06°15'29", an arc length of 169.30 feet to the point of beginning, (the initial radial line bears S.84°57'29"E.);

The preceding seven courses being along the adjusted lot line of Lot Line Adjustment No. 740 as approved by the City of Moreno Valley Planning Department on December 21, 1987;

21150b

Also together with that portion of Parcel 7 of said Parcel Map 20557, described as follows:

Commencing at the Northerly terminus of a course in the Southerly line of said Parcel 7 which bears N.25°28'35"W., 186.51';

Thence S.25°28'35"E., a distance of 69.80 feet to the point of beginning of the parcel of land to be described;

Thence continuing S.25°28'35"E., a distance of 116.71 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90°00'00", an arc length of 39.27 feet;

Thence N.64°31'25"E., a distance of 8.29 feet;

The preceding four courses being along the Southerly line of said Parcel 7;

Thence N.82°58'35"W., a distance of 11.86 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 25.00 feet, through an angle of 63°45'00", an arc length of 27.82 feet;

Thence N.19°13'35"W., a distance of 79.36 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 25.00 feet, through an angle of 53°47'20", an arc length of 23.47 feet;

Thence N.73°00'55"W., a distance of 17.00 feet to the point of beginning.

Also together with that portion of said Parcel 7, described as follows:

Commencing at the Easterly terminus of a course in the Southerly line of said Parcel 7, which bears N.64°31'25"E., 50.00';

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 35°19'43", an arc length of 15.42 feet to the point of beginning of the parcel of land to be described;

NOW, THEREFORE, in consideration of the above Recitals, the Declaration is hereby amended as follows:

1. Amendment to Section 4.13. Section 4.13 of the Declaration is hereby amended in its entirety to read as follows:

"4.13 Property Subject to Assessments. The following property within the Community shall be subject to Community Assessments:

(a) Residential Lots or Units, whether improved or unimproved;

(b) Unsubdivided property in Neighborhood Residential Areas; and

(c) Community Commercial Areas and Nonresidential Areas."

2. Amendment to Section 4.14. Section 4.14 of the Declaration is hereby amended by deleting subparagraphs (k) and (l) in their entirety.

3. Amendment to Section 11.2(c). The phrase "Mortgagee" appearing in the second line of Section 11.2(c) of the Declaration is hereby amended to read "first Mortgagee" and the word "Mortgage" appearing in the fourth line of Section 11.2(c) of the Declaration is hereby amended to read "first Mortgage".

4. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

5. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.

6. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

By: Robert P. Warmington

Robert P. Warmington  
President

COPY of Document Recorded  
 on 6-12-89 as No. 191446  
 has not been compared with  
 original.  
 WILLIAM E. CONERLY  
 County Recorder  
 RIVERSIDE COUNTY, CALIFORNIA

RECORDING REQUESTED BY:  
 WHEN RECORDED RETURN TO:

Donald L. Boortz, Esq.  
 Heffernan & Boortz  
 Suite 700  
 610 Newport Center Drive  
 Newport Beach, CA 92660

(Space Above Provided For Recorder)

### THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 28th day of April, 1989, by The Warmington Company, a California corporation (the "Declarant").

### R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 15th day of December, 1988, as Instrument No. 367478 (collectively the "Declaration"); and

B. WHEREAS, Section 12.2(a) of the Declaration gives Declarant the right to amend the Declaration by a written instrument executed by the Declarant only, provided that no Lot or Unit within the Community has been conveyed to any Owner other than a Merchant Builder; and

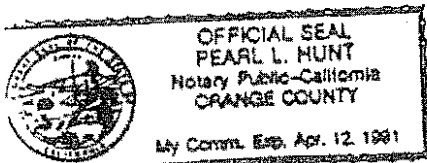
C. WHEREAS, Declarant now wishes to amend the Declaration as more particularly described herein.

RENOCOR.3AM 5/1/89

STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF ORANGE )

On December 5, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (~~or proved to me on the~~ basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



[SEAL]

Pearl L. Hunt  
 Notary Public

EXHIBIT "A"

211508

Legal Description of the Community

3671  
Thence Southwesterly on a non-tangent curve concave South-  
easterly, having a radius of 244.00 feet through an angle of 52  
degrees 41'10", an arc length of 224.37 feet (the initial radial  
line bears N. 01 degrees 08'00" E.);

Thence S. 38 degrees 26'50" W., a distance of 4.97 feet to the  
point of beginning.

12. Defined Terms. Unless otherwise specifically defined  
herein, all capitalized terms used in this Amendment shall have  
the same meanings as are ascribed to such terms in the  
Declaration.

13. No Other Changes. There are no changes or modifi-  
cations to the Declaration except as set forth herein.


14. Effectiveness of Amendment. In accordance with the  
provisions of Section 12.2(a) of the Declaration, this Amendment  
shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa  
Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

By:

  
Robert P. Warmington  
President



211503

Thence Northwesterly and Southwesterly on a curve concave Southerly, having a radius of 75.00 feet, through an angle of  $90^{\circ}00'00''$ , an arc length of 117.81 feet;

Thence S.  $64^{\circ}31'25''$ W., a distance of 150.00 feet;

Thence Southwesterly and Southeasterly on a curve concave Easterly, having a radius of 75.00 feet, through an angle of  $90^{\circ}00'00''$ , an arc length of 117.81 feet;

Thence S.  $25^{\circ}28'35''$ E., a distance of 555.08 feet to the point of beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet;

Thence S.  $64^{\circ}31'25''$ W., a distance of 25.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a point of cusp;

The preceding seven courses being along the Northerly line of said Parcel 4,

Thence S.  $25^{\circ}28'35''$ E., a distance of 29.45 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of  $97^{\circ}35'41''$ , an arc length of 42.58 feet;

Thence N.  $56^{\circ}55'44''$ E., a distance of 25.22 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of  $82^{\circ}24'19''$ , an arc length of 35.96 feet;

Thence N.  $25^{\circ}28'35''$ W., a distance of 26.11 feet to the point of beginning;

211508

EXHIBIT "E"

Property Subject to Annexation

Thence N.58°37'00"E., a distance of 12.42 feet;

Thence Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 60.00 feet, through an angle of 95°43'25", an arc length of 100.08 feet to the point of beginning;

The preceding four courses being along the Northerly line of said Parcel 3;

Also excepting therefrom that portion of said Parcel 3, described as follows:

Commencing at the Westerly terminus of a course in the Northerly line of said Parcel 3 which bears N.64°31'25"E., 50.00';

Thence N.64°31'25"E., a distance of 8.29 feet to the point of beginning of the parcel of land to be described;

Thence continuing N.64°31'25"E., a distance of 41.71 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 15°19'43", an arc length of 15.42 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 3;

Thence Southwesterly and Northwesterly on a non-tangent curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 111°14'48", an arc length of 48.54 feet, (the initial radial line bears N.75°46'37"E.);

Thence N.82°58'35"W., a distance of 21.59 feet to the point of beginning;

Also excepting therefrom that portion of said parcel 4, described as follows:

Commencing at the Northerly terminus of a course in the Northerly line of said Parcel 4 which bears N.25°28'35"W, 407.27';

211508

EXHIBIT "C"

Community Common Area

inclusive, Records of Riverside County, California, which lies Northwesterly of the parcel described in deed to Val Verde School District, recorded August 11, 1988, as instrument 227451, Records of Riverside County, California.

### Parcel C

All that portion of Parcel 5 and Lot "D", Parcel Map 21574 as shown by map on file in Book 147, of Parcel Maps, at pages 28 through 30, inclusive, Records of Riverside County, California, which lies Northerly and Westerly of the parcel described in deed to Val Verde School District, recorded August 11, 1988, as instrument 227451, Records of Riverside County, California.

TOGETHER WITH: that portion of Lot "D", lying Northerly and Westerly of the following described lines:

Beginning at the Southwest corner of Lot "D", as shown on said Parcel Map;

Thence North 00 degrees 17' 41" East, along the West line of said Lot "D", a distance of 231.18 feet;

Thence North 43 degrees 33' 23" East, a distance of 34.32 feet to a line parallel and distant 30.00 feet Southerly of the South line of Parcel 5 of said Parcel Map 21574;

Thence South 88 degrees 30' 30" East, along said parallel line, a distance of 529.75 feet, to the beginning of a curve concave to the South, and having a radius of 100.00 feet;

Thence Easterly, along said curve, through a central angle of 10 degrees 14' 12", and an arc length of 17.87 feet;

Thence South 78 degrees 16' 18" East, a distance of 41.04 feet, to the beginning of a curve, concave to the Northwest, and having a radius of 70.00 feet;

Thence Northeasterly, along said curve, through a central angle of 111 degrees 40' 13", and an arc length of 136.43 feet;

Thence North 09 degrees 56' 31" West, a distance of 41.04 feet, to the beginning of a curve, concave to the East, and having a radius of 100.00 feet;

Thence Northerly, along said curve, through a central angle of 10 degrees 14' 12", and an arc length of 17.87 feet to a line parallel and distant 30.00 feet Easterly of the East line of said Parcel 5;

Thence North 00 degrees 17' 41" East, along said parallel line, a distance of 71.47 feet, more or less, to the South line of the North 7 acres as described in the herein mentioned deed to Val Verde School District.

IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF MORENO VALLEY, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 AND LOT "F", AND ALL OF LOT "E" OF AMENDED PARCEL MAP NO. 16950, AS SHOWN BY MAP ON FILE IN BOOK 113 PAGES 62 THROUGH 70, THEREOF OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE NORTH ONE-HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 158, ALSO BEING THE CENTERLINE INTERSECTION OF GENTIAN AVENUE AND NASON STREET, AS SHOWN ON MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, ON FILE IN BOOK 11 PAGE 10, THEREOF OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;  
THENCE SOUTH 89 DEGREES 34' 16" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 158, ALSO BEING THE CENTERLINE OF GENTIAN AVENUE, A DISTANCE OF 120.90 FEET;  
THENCE SOUTH 00 DEGREES 25' 44" WEST, A DISTANCE OF 1610.32 FEET;  
THENCE SOUTH 54 DEGREES 10' 12" EAST, A DISTANCE OF 354.21 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;  
THENCE NORTH 54 DEGREES 10' 12" WEST, A DISTANCE OF 354.21 FEET;  
THENCE NORTH 00 DEGREES 25' 44" EAST, A DISTANCE OF 1610.32 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 158, ALSO BEING THE CENTERLINE OF GENTIAN AVENUE, SAID POINT BEING SOUTH 9 DEGREES 34' 16" EAST, A DISTANCE OF 120.90 FEET FROM SAID SOUTHWEST CORNER OF BLOCK 158;  
THENCE NORTH 89 DEGREES 34' 16" WEST ALONG SAID SOUTHERLY LINE OF BLOCK 158, A DISTANCE OF 120.90 FEET TO SAID SOUTHWEST CORNER OF BLOCK 158, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 157 AND THE CENTERLINE INTERSECTION OF NASON STREET AND GENTIAN AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE NORTH 89 DEGREES 33' 50" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 157, ALSO BEING THE CENTERLINE OF GENTIAN AVENUE,

367478

(d) Neighborhood No. 9. There is hereby added a new Neighborhood No. 9, the legal description of which reads as follows:

Tentative Tract No. 22380-1

Parcel 2 of Parcel Map 20557, in the City of Moreno Valley, County of Riverside, State of California, as shown on a Map recorded in Book 147, Pages 20 through 27, inclusive, of Parcel Maps, Records of said County, excepting therefrom any portion lying Northerly and Easterly of the following described line:

Beginning at the most Westerly terminus of that certain course as shown on said Parcel 2 as "North 81 degrees 15' 20" West 167.28 feet";

Thence North 81 degrees 15' 20" West 232.24 feet to a point therein;

Thence South 08 degrees 44' 40" West 20.39 feet to a point therein;

Thence North 81 degrees 15' 20" West 245.93 feet to a point therein;

Thence South 83 degrees 06' 29" West 192.75 feet to a point therein;

Thence South 88 degrees 10' 05" West 77.00 feet to a point therein;

Thence North 01 degrees 49' 55" West 440.00 feet to the Southerly right-of-way line of Iris Avenue, as shown on said Map, and being the terminus of this line.

11. Amendment of Exhibit "C". The legal description of the Community lake as shown on Exhibit "C" to the Declaration is hereby amended to read:

All of Parcel 7 of Parcel Map 20557, as shown by map on file in Book 147 of Parcel Maps, at Pages 20 through 27 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 3 of said Parcel Map 20557, described as follows:

Beginning at the Northerly terminus of a course in the Northerly line of said Parcel 3 which bears N. 25 degrees 28'35" W., 186.51 feet;

Thence S. 25 degrees 28'35" E. along said Northerly line, a distance of 69.80 feet;

Thence N. 73 degrees 00'55" W., a distance of 76.86 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 500.00 feet, through an angle of 04 degrees 33'24", an arc length of 39.76 feet;

Thence N. 77 degrees 34'19" W., a distance of 73.56 feet;

Thence Westerly on a curve concave Southerly, having a radius of 200.00 feet, through an angle of 21 degrees 05'28", an arc length of 73.62 feet to a point of cusp, said point being on the Northerly line of said Parcel 3;

Thence N. 81 degrees 20'13" E., a distance 77.30 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 150.00 feet, through an angle of 22 degrees 23'13", an arc length of 58.61 feet;

Thence N. 58 degrees 57'00" E., a distance of 12.42 feet;

Thence Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 60.00 feet, through an angle of 95 degrees 43'25", an arc length of 100.08 feet to the point of beginning;

The preceding four courses being along the Northerly line of said Parcel 3.

ALSO TOGETHER WITH that portion of said Parcel 3, described as follows:

Commencing at the Westerly terminus of a course in the Northerly line of said Parcel 3 which bears N. 64 degrees 31'25" E., 50.00 feet;

Thence N. 64 degrees 31'25" E., a distance of 8.29 feet to the point of beginning of the parcel of land to be described;

Thence continuing N. 64 degrees 31'25" E., a distance of 41.71 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 35 degrees 19'43", an arc length of 15.42 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 3;

Thence Southwesterly and Northwesterly on a non-tangent curve concave Northwesterly, having a radius of 25.00 feet, through an



angle of 111 degrees 14'48", an arc length of 48.54 feet (the initial radial line bears N. 75 degrees 46'37" E.);

Thence N. 82 degrees 53'35" W., a distance of 21.59 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Parcel 4 of said Parcel Map 20557, described as follows:

Commencing at the Northerly terminus of a course in the Northerly line of said Parcel 4 which bears N. 25 degrees 28'35" W., 407.27 feet;

Thence Northwesterly and Southwesterly on a curve concave Southerly, having a radius of 75.00 feet, through an angle of 90 degrees 00'00", an arc length of 117.81 feet;

Thence S. 64 degrees 31'25" W., a distance of 150.00 feet;

Thence Southwesterly and Southeasterly on a curve concave Easterly, having a radius of 75.00 feet, through an angle of 90 degrees 00'00", an arc length of 117.81 feet;

Thence S. 25 degrees 28'35" E., a distance of 555.08 feet to the point of beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet;

Thence S. 64 degrees 31'25" W., a distance of 25.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet to a point of cusp;

The preceding seven courses being along the Northerly line of said Parcel 4;

Thence S. 25 degrees 28'35" E., a distance of 29.45 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 97 degrees 35'41", an arc length of 42.58 feet;

Thence N. 56 degrees 55'44" E., a distance of 25.22 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 82 degrees 24'19", an arc length of 35.96 feet;

Thence N. 25 degrees 28'35" W., a distance of 26.11 feet to the point of beginning.

367178

ALSO TOGETHER WITH that portion of said Parcel 4, described as follows:

Beginning at the Southerly terminus of a course in the Northerly line of said Parcel 4 which bears N. 25 degrees 28'35" W., 407.27 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet;

Thence N. 64 degrees 31'25" E., a distance of 25.00 feet;

Thence Northeasterly and Northwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet to a point of cusp;

The preceding three courses being along the Northerly line of said Parcel 4;

Thence South 25 degrees 28'35" W., a distance of 48.59 feet;

Thence Southeasterly and Southwesterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 67 degrees 49'40", an arc length of 29.60 feet.

Thence S. 42 degrees 21'05" W., a distance of 27.00 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 112 degrees 10'20", an arc length of 48.94 feet;

Thence N. 25 degrees 28'35" W., a distance of 58.78 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Parcel 1 of Amended Parcel Map 16950, as shown by map on file in Book 113 of Parcel Maps, at pages 62 through 70 thereof, Records of Riverside County, California, described as follows:

Commencing at the Easterly terminus of a course in the Northerly line of said Parcel 7 which bears N. 57 degrees 57'40" W., 87.79 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 300.00 feet through an angle of 11 degrees 56'36", an arc length of 62.54 feet to the point of beginning of the parcel of land to be described;

Thence continuing Southeasterly on said curve concave Northeasterly, having a radius of 300.00 feet through an angle of 13

degrees 03'24", an arc length of 68.36 feet to a point of reverse curvature (the initial radial line bears S. 20 degrees 05'44" W.);

Thence Southeasterly on a curve concave Southwesterly, having a radius of 100.00 feet through an angle of 27 degrees 30'30", an arc length of 48.01 feet (the initial radial line bears N. 07 degrees 02'20" E.);

Thence S. 55 degrees 27'10" E., a distance of 53.09 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly having a radius of 100.00 feet through an angle of 80 degrees 30'10", an arc length of 140.50 feet;

Thence N. 44 degrees 02'40" E., a distance of 90.52 feet;

Thence Northeasterly and Northwesterly on a curve concave Westerly, having a radius of 200.00 feet through an angle of 69 degrees 31'15", an arc length of 242.67 feet;

Thence N. 25 degrees 28'35" W., a distance of 71.56 feet;

Thence Northwesterly and Northeasterly on a curve concave Easterly, having a radius of 50.00 feet through an angle of 90 degrees 00'00", an arc length of 78.54 feet to a point of cusp;

The preceding nine (9) courses being along the Northerly line of said Parcel 7;

Thence S. 64 degrees 31'25" W., a distance of 4.60 feet;

Thence Southwesterly and Southeasterly on a curve concave Easterly, having a radius of 50.00 feet through an angle of 90 degrees 00'00", an arc length of 78.54 feet;

Thence S. 25 degrees 28'35" E., a distance of 71.56 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly, having a radius of 195.40 feet through an angle of 69 degrees 31'15", an arc length of 237.09 feet;

Thence S. 44 degrees 02'40" W., a distance of 90.52 feet;

Thence Southwesterly and Northwesterly on a curve concave Northerly, having a radius of 95.40 feet through an angle of 80 degrees 30'10", an arc length of 134.04 feet;

Thence N. 55 degrees 27'10" W., a distance of 33.60 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 244.00 feet through an angle of 33 degrees 24'50", an arc length of 142.30 feet to the point of beginning.

3671.0  
EXCEPTING THEREFROM that portion of said Parcel 7, described as follows:

Commencing at the Northerly terminus of a course in the Southerly line of said Parcel 7 which bears N. 25 degrees 28'35" W., 186.51 feet;

Thence S. 25 degrees 28'35" E., a distance of 69.80 feet to the point of beginning of the parcel of land to be described;

Thence continuing S. 25 degrees 28'35" E., a distance of 116.71 feet;

Thence Southeasterly and Northeasterly on a curve concave Northerly, having a radius of 25.00 feet, through an angle of 90 degrees 00'00", an arc length of 39.27 feet;

Thence N. 64 degrees 31'25" E., a distance of 8.29 feet;

The preceding four courses being along the Southerly line of said Parcel 7;

Thence N. 82 degrees 58'35" W., a distance of 11.86 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 25.00 feet, through an angle of 63 degrees 45'00", an arc length of 27.82 feet;

Thence N. 19 degrees 13'35" W., a distance of 79.36 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 25.00 feet, through an angle of 53 degrees 47'20", an arc length of 23.47 feet;

Thence N. 73 degrees 00'55" W., a distance of 17.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 7, described as follows:

Commencing at the Easterly terminus of a course in the Southerly line of said Parcel 7, which bears N. 64 degrees 31'25" E., 50.00 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 35 degrees 19'43", a arc length of 15.42 feet to the point of beginning of the parcel of land to be described;

Thence continuing Northeasterly and Northwesterly on said curve concave Northwesterly, having a radius of 25.00 feet, through an angle of 54 degrees 40'17", an arc length of 23.85 feet, (the

initial radial line bears S. 60 degrees 48'18" E.);

Thence N. 25 degrees 28'35" W., a distance of 91.38 feet to a point of cusp;

The preceding three courses being along the Southerly line of said Parcel 7;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 300.00 feet; through an angle of 06 degrees 15'00", an arc length of 32.72 feet, (the initial radial line bears N. 64 degrees 31'25" E.);

Thence S. 19 degrees 13'35" E., a distance of 77.42 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 25.00 feet, through an angle of 05 degrees 00'12", an arc length of 2.18 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 7, described as follows:

Beginning at the Easterly terminus of a course in the Northerly line of said Parcel 7 which bears N. 38 degrees 26'50" E., 86.83 feet;

Thence Northeasterly and Northwesterly on a curve concave Westerly, having a radius of 24.00 feet through an angle of 96 degrees 24'30", an arc length of 40.38 feet;

Thence N. 57 degrees 57'40" W., a distance of 33.62 feet;

Thence Northwesterly and Northeasterly on a curve concave Easterly, having a radius of 70.00 feet through an angle of 122 degrees 29'05", an arc length of 149.64 feet to a point of compound curvature;

Thence Easterly on a curve concave Southerly, having a radius of 100.00 feet through an angle of 57 degrees 30'55", an arc length of 100.38 feet (the initial radial line bears N. 25 degrees 28'35" W.);

Thence S. 57 degrees 57'40" W., a distance of 87.79 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 300.00 feet through an angle of 11 degrees 56'36", an arc length of 62.54 feet to a point of cusp;

The preceding six (6) courses being along the Northerly line of said Parcel 7;

# LEGAL DESCRIPTION FOR THE COMMUNITY RECREATIONAL FACILITY

THAT PORTION OF PARCEL 6 OF PARCEL MAP NO. 20657, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 147, PAGES 20 AND 27, OF PARCEL MAPS, RECORDS OF SAID COUNTY, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING at the Westerly terminus of that certain course on the common boundary line between Parcel 7 and Parcel 2 of said Parcel Map shown as having a bearing of "North 81°15'20" West" and a distance of "167.28 feet";

Thence North 81°15'20" West 202.24 feet along the Northwesterly prolongation of said common boundary line, said prolongation being the common boundary line between Parcel 6 and Parcel 2 of said Parcel Map, to a point therein;

Thence North 10°27'46" East 100.04 feet leaving said boundary line to a point therein;

Thence North 08°44'40" East 20.33 feet to the beginning of a tangent curve concaved to the East and having a radius of 667.00 feet;

Thence North 141.41 feet along said curve through a central angle of 12°08'51" to the beginning of a reverse curve concaved to the West with a radial bearing of South 69°06'29" East and having a radius of 433.00 feet;

Thence North 283.50 feet along said curve through a central angle of 37°30'49" to a point therein;

Thence North 29°35'50" East 33.24 feet to the Southerly right-of-way line of Iris Avenue and the Northerly boundary line of said Parcel 6, as shown on said map, and the beginning of a tangent curve concaved to the North with a radial bearing of South 17°46'52" East and having a radius of 2817.00 feet;

Thence East 378.35 feet along said right-of-way curve and boundary line through a central angle of 7°41'43" to a point therein;

Thence North 64°31'25" East 51.77 feet continuing along said right-of-way line and boundary line to a point therein;



211508

Thence South  $25^{\circ}28'35''$  East 69.10 feet leaving said right-of-way line and boundary line to the common boundary line between Parcel 6 and Parcel 7 and the beginning of a non-tangent curve concaved to the South with a radial bearing of North  $16^{\circ}19'59''$  East and having a radius of 75.00 feet;

Thence West 54.73 feet along said common boundary line curve through a central angle of  $41^{\circ}48'34''$  to a point therein;

Thence South  $64^{\circ}31'25''$  West 40.12 feet continuing along said boundary line to the beginning of a tangent curve concaved to the East and having a radius of 75.00 feet;

Thence South 114.88 feet continuing along said boundary line curve through a central angle of  $87^{\circ}45'35''$  to a point therein;

Thence South  $23^{\circ}14'10''$  East 224.51 feet continuing along said boundary line to the beginning of a tangent curve concaved to the West and having a radius of 200.00 feet;

Thence South 371.59 feet continuing along said boundary line curve through a central angle of  $106^{\circ}27'10''$  to a point therein;

Thence South  $83^{\circ}13'00''$  West 122.89 feet continuing along said boundary line to the beginning of a tangent curve concaved to the East and having a radius of 40.00 feet;

Thence South 114.82 feet continuing along said boundary line curve through a central angle of  $164^{\circ}28'20''$  to the POINT OF BEGINNING;

#### LEGAL DESCRIPTION OF THE COMMUNITY LAKE

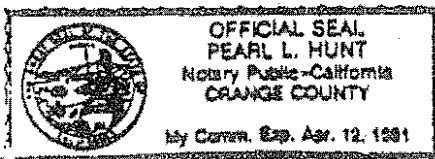
Parcel 7 of Parcel Map 20557, Map Book 147 Pages 20 through 27, Official Records of Riverside County, California.



STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF ORANGE )

On May 3, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



[SEAL]

Pearl L. Hunt  
 Notary Public

A DISTANCE OF 1319.55 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 157;

THENCE NORTH 00 DEGREES 23' 13" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 157, A DISTANCE OF 1320.72 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 157, SAID CORNER BEING ON THE SOUTHERLY LINE OF BLOCK 152, ALSO BEING THE CENTERLINE OF FILAREE AVENUE, AS SHOWN ON SAID MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY;

THENCE NORTH 89 DEGREES 31' 35" WEST ALONG SAID LINE, A DISTANCE OF 1320.32 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 152, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 153, AND THE CENTERLINE INTERSECTION OF FILAREE AVENUE AND MORRISON STREET, AS SHOWN ON SAID MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY; THENCE NORTH 89 DEGREES 34' 13" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 153, ALSO BEING THE CENTERLINE OF SAID FILAREE AVENUE, A DISTANCE OF 2640.89 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 153, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 154, AND THE CENTERLINE INTERSECTION OF FILAREE AVENUE AND LASSELLE STREET, AS SHOWN ON MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY;

THENCE NORTH 89 DEGREES 32' 18" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 154, ALSO BEING THE CENTERLINE OF SAID FILAREE AVENUE, ALSO BEING THE NORTHERLY LINE OF TRACT 19685-1, AS SHOWN BY MAP ON FILE IN BOOK 156 PAGES 61 THROUGH 64, THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE NORTHERLY LINE OF TRACT 19685, AS SHOWN BY MAP ON FILE IN BOOK 156 PAGES 74 THROUGH 77, THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 2619.84 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT "D" OF SAID AMENDED PARCEL MAP 16950;

THENCE SOUTH 00 DEGREES 12' 37" WEST ALONG SAID NORTHERLY PROLONGATION OF SAID WESTERLY LINE, A DISTANCE OF 1317.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT "D", SAID CORNER BEING ON THE NORTHERLY LINE OF SAID LOT "E";

THENCE NORTH 89 DEGREES 13' 10" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT "E", SAID CORNER BEING ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE SOUTH 00 DEGREES 12' 37" WEST ALONG THE WESTERLY LINE OF SAID LOT "E", ALSO BEING THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 20, A DISTANCE OF 2630.17 FEET TO THE SOUTH ONE-QUARTER CORNER THEREOF, ALSO BEING THE NORTH ONE-QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE SOUTH 00 DEGREES 17' 51" WEST CONTINUING ALONG SAID WESTERLY LINE, ALSO BEING THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 29, A DISTANCE OF 5267.17 FEET TO THE SOUTH-WEST CORNER OF SAID LOT "E";

THENCE SOUTH 88 DEGREES 30' 48" EAST ALONG THE SOUTHERLY LINE OF SAID LOT "E" AND THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE

211508

OF 842.23 FEET;

THENCE NORTH 00 DEGREES 34' 06" EAST, A DISTANCE OF 50.01 FEET;

THENCE SOUTH 88 DEGREES 30' 58" EAST, A DISTANCE OF 1083.56 FEET;

THENCE SOUTH 00 DEGREES 39' 17" WEST, A DISTANCE OF 290.03 FEET;

THENCE NORTH 88 DEGREES 30' 39" WEST, A DISTANCE OF 444.62 FEET;

THENCE SOUTH 00 DEGREES 36' 09" WEST, A DISTANCE OF 2479.48 FEET;

THENCE SOUTH 89 DEGREES 15' 19" EAST, A DISTANCE OF 20.05 FEET;

THENCE SOUTH 00 DEGREES 35' 50" WEST, A DISTANCE OF 2630.28

FEET TO THE SOUTHERLY LINE OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE SOUTH 89 DEGREES 30' 18" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1157.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32, ALSO BEING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE SOUTH 89 DEGREES 30' 46" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 1266.29 FEET;

THENCE NORTH 21 DEGREES 59' 47" WEST, A DISTANCE OF 2672.93 FEET;

THENCE NORTH 29 DEGREES 18' 48" WEST, A DISTANCE OF 508.77 FEET TO THE WESTERLY LINE OF SAID SECTION 33;

THENCE NORTH 00 DEGREES 18' 54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 202.14 FEET;

THENCE SOUTH 29 DEGREES 20' 09" EAST, A DISTANCE OF 676.42 FEET;

THENCE SOUTH 52 DEGREES 44' 57" EAST, A DISTANCE OF 346.10 FEET;

THENCE SOUTH 89 DEGREES 29' 04" EAST, A DISTANCE OF 142.53 FEET;

THENCE NORTH 00 DEGREES 28' 19" EAST, A DISTANCE OF 59.97 FEET;

THENCE SOUTH 89 DEGREES 30' 56" EAST, A DISTANCE OF 249.88 FEET;

THENCE NORTH 00 DEGREES 29' 25" EAST, A DISTANCE OF 100.04 FEET;

THENCE SOUTH 89 DEGREES 30' 30" EAST, A DISTANCE OF 330.02 FEET;

THENCE NORTH 00 DEGREES 28' 42" EAST, A DISTANCE OF 190.74 FEET;

THENCE NORTH 20 DEGREES 58' 22" EAST, A DISTANCE OF 1702.70 FEET;

THENCE NORTH 44 DEGREES 21' 28" EAST, A DISTANCE OF 5329.58 FEET;

THENCE SOUTH 78 DEGREES 01' 37" EAST, A DISTANCE OF 1413.67 FEET.

THE PRECEDING TWENTY-THREE (23) COURSES BEING ALONG THE SOUTHERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 1;

THENCE NORTH 19 DEGREES 46' 30" WEST, A DISTANCE OF 3873.99 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY DEED RECORDED AUGUST 18, 1965 AS INSTRUMENT NO. 95573 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL OF TRACT 19685-1, AS SHOWN BY MAP

8008  
ALSO EXCEPTING THEREFROM ALL OF TRACT 19685-2, AS SHOWN BY MAP ON FILE IN BOOK 156 PAGES 65 THROUGH 69, THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL OF TRACT 19685-3, AS SHOWN BY MAP ON FILE IN BOOK 156 PAGES 70 THROUGH 73, THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL OF TRACT 19685, AS SHOWN BY MAP ON FILE IN BOOK 156 PAGES 74 THROUGH 77, THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE EAST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF SAID SECTION 20, LYING SOUTHERLY OF THE SOUTH LINE OF LOT 5 IN BLOCK 154, AS SHOWN ON THE MAP OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LYING WEST OF THE EAST LINE OF THAT CERTAIN EASEMENT GRANTED TO THE CALIFORNIA ELECTRIC POWER COMPANY, DEED RECORDED MAY 11, 1950 IN BOOK 1172 PAGE 110 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM PARCEL 4280-1, AS SHOWN ON RECONVEYANCE SURVEY RECORDED DECEMBER 1, 1980 IN BOOK 67 PAGES 1 THROUGH 7, THEREOF OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM TWO (2) PARCELS OF LAND CONVEYED TO RIVERSIDE COMMUNITY COLLEGE DISTRICT BY DEEDS RECORDED MARCH 16, 1967 AS INSTRUMENT NOS. 71343 AND 71344 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

\* \* \* \* \*

272178  
 RECORDING REQUESTED BY:  
 WHEN RECORDED RETURN TO:  
 Donald L. Boortz, Esq.  
 Heffernan & Boortz  
 Suite 700  
 610 Newport Center Drive  
 Newport Beach, CA 92660

RECEIVED FOR RECC  
 AT 8:30 O'CLOCK A.M.  
 At Request of  
 FIRST AMERICAN TITLE COMPANY  
 OF RIVERSIDE

AUG 11 1989

Recorded in Official Records  
 of Riverside County, California

William E. Smith  
 RECORDER  
 Fee \$

(Space Above Provided For Recorder)

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
 AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 1st day of August, 1989, by The Warming-ton Company, a California corporation (the "Declarant").

R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 15th day of December, 1988, as Instrument No. 367478, and that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 12th day of June, 1989, as Instrument No. 191446 (collectively the "Declaration"); and

B. WHEREAS, Section 12.2(a) of the Declaration gives Declarant the right to amend the Declaration by a written instrument executed by the Declarant only, provided that no Lot or Unit within the Community has been conveyed to any Owner other than a Merchant Builder; and



C. WHEREAS, Declarant now wishes to amend the Declaration as more particularly described herein.

NOW, THEREFORE, in consideration of the above Recitals, the Declaration is hereby amended as follows:

1. Amendment to Exhibit "A". Exhibit "A" to the Declaration is hereby amended as follows:

(a) Neighborhood No. 1. The legal description of Neighborhood No. 1 is hereby amended in it's entirety to read as follows: Lots 1 through 114, inclusive, of Tract No. 22383 in the City of Moreno Valley, as shown on the Map for said Tract recorded on February 21, 1989, in the Office of the County Recorder, County of Riverside, State of California.

(b) Neighborhood No. 10. There is hereby added a new Neighborhood No. 10, the legal description of which reads as follows: Lots 1 through 155, inclusive, of Tract No. 22383-1, in the City of Moreno Valley, as shown on the Map for said Tract recorded on January 27, 1989, in the Office of the County Recorder, County of Riverside, State of California.

2. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

3. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.

4. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

By: 

Robert P. Warmington  
President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On August 5, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Mary Ann Carroll  
Notary Public

[SEAL]

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Donald L. Boortz, Esq.  
Heffernan & Boortz  
Suite 700  
610 Newport Center Drive  
Newport Beach, CA 92660

RECEIVED FOR RECORD

Min. Post 4 o'clock P.M.

SEP 25 1989

Recorded in Official Records  
of Riverside County, California

William S. Boney  
Recorder

Fees \$

(Space Above Provided For Recorder)

# FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 15th day of September, 1989, by The Warmington Company, a California corporation (the "Declarant").

## RECITALS

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 15th day of December, 1988, as Instrument No. 367478, and that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 12th day of June, 1989, as Instrument No. 191446, and that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 11th day of August, 1989, as Instrument No. 272778 (collectively the "Declaration"); and

B. WHEREAS, Section 2.3 of the Declaration gives Declarant the right to annex certain additional real property to the Community and the conditions to the exercise of such right by Declarant have been satisfied; and



C. WHEREAS, Section 12.2(a) of the Declaration gives Declarant the right to amend the Declaration by a written instrument executed by the Declarant only, provided that no Lot or Unit within the Community has been conveyed to any Owner other than a Merchant Builder; and

D. WHEREAS, Declarant now wishes to amend the Declaration as more particularly described herein.

NOW, THEREFORE, in consideration of the above Recitals, the Declaration is hereby amended as follows:

1. Annexation of Additional Real Property. Pursuant to the provisions of Section 2.3 of the Declaration, the real property more particularly described as Neighborhood Nos. 11 through 13 in Section 2 below is hereby annexed to the Community.

2. Amendment to Exhibit "A". Exhibit "A" to the Declaration is hereby amended as follows:

(a) Neighborhood No. 11. There is hereby added a new Neighborhood No. 11, the legal description of which reads as follows: Tentative Tract No. 23005, being a subdivision of Parcel 10 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California.

(b) Neighborhood No. 12. There is hereby added a new Neighborhood No. 12, the legal description of which reads as follows: Tentative Tract No. 23006, being a subdivision of Parcel 8 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California.

(c) Neighborhood No. 13. There is hereby added a new Neighborhood No. 13, the legal description of which reads as follows: Tentative Tract No. 23010, being a subdivision of Parcel 2 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California, excepting therefrom that portion of said Parcel 2 described as follows:

Beginning at the most westerly corner of said Parcel 2, being on a curve concave southeasterly, having a radius of 938.50 feet, a radial bearing to said beginning point bears north 55 degrees 44' 19" West;

Thence easterly along said curve, being the Northerly line of said Parcel 2, through a central angle of 63 degrees 40' 19" an arc distance of 1042.94 feet;

Thence south 56 degrees 38' 15" west a distance of 255.11 feet to the beginning of a non-tangent curve concave south-

easterly, having a radius of 48.00 feet, a radial bearing to said beginning of a non-tangent curve bears north 20 degrees 11' 07" West;

Thence southwesterly along said curve through a central angle of 38 degrees 00' 00" an arc distance of 31.83 feet;

Thence south 31 degrees 48' 53" west a distance of 50.00 feet to the beginning of a curve concave northwesterly, having a radius of 100.00 feet;

Thence southwesterly along said curve through a central angle of 15 degrees 00' 38" an arc distance of 26.20 feet;

Thence south 46 degrees 49' 32" west a distance of 197.65 feet to the beginning of a curve concave northwesterly, having a radius of 100.00 feet;

Thence southwesterly along said curve through a central angle of 10 degrees 14' 14" an arc distance of 17.87 feet;

Thence south 57 degrees 03' 45" west a distance of 41.04 feet to the beginning of a curve concave southeasterly, having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 17 degrees 10' 57" an arc distance of 20.99 feet to an angle point in the westerly line of said Parcel 2;

Thence North 89 degrees 27' 07" west along said westerly line a distance of 416.70 feet to the Point of Beginning.

3. Amendment to Exhibit "C". The legal description of the Community Recreational Facility as shown on Exhibit "C" to the Declaration is hereby amended to read as follows:

That portion of Parcel 1 of Parcel Map 23070, on file in Book 157, Pages 89 through 92, of Parcel Maps, Records of Riverside County, California, lying Easterly of the Easterly line of Rancho Del Lago Lane, as described by that Grant Deed recorded May 4, 1989, as Instrument No. 142794 of Official Records of Riverside County, California.

4. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

5. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.



6. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

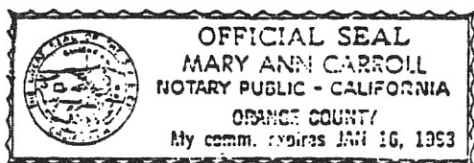
By:

*Robert P. Warmington*  
Robert P. Warmington  
President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On September 22, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



*Mary Ann Carroll*  
Notary Public

[SEAL]

428187

WHEN RECORDED RETURN TO: )

Donald L. Boortz, Esq. )  
Brobeck, Phleger & Harrison )  
Suite 1000 )  
4675 MacArthur Court )  
Newport Beach, CA 92660 )

(Space Above Provided For Recorder)

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.

At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

CCR.6 1/4

DEC - 7 1989

Recorded in Official Records  
of Riverside County, California

*William J. Connelley*  
Recorder

Fees \$

SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 27th day of November, 1989, by The Warmington Company, a California corporation (the "Declarant").

R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 15th day of December, 1988, as Instrument No. 367478, and that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 12th day of June, 1989, as Instrument No. 191446, that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 11th day of August, 1989, as Instrument No. 272778, and that certain Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 25th day of September, 1989, as Instrument No. 329999 (collectively, the "Declaration"); and



B. WHEREAS, Section 2.3 of the Declaration gives Declarant the right to annex certain additional real property to the Community and the conditions to the exercise of such right by Declarant have been satisfied; and

C. WHEREAS, Declarant now wishes to exercise such right to annex additional real property as more particularly described herein.

NOW, THEREFORE, in consideration of the above Recitals, the following described real property is hereby annexed to the Community and the Declaration is hereby amended as follows:

1. Annexation of Additional Real Property. Pursuant to the provisions of Section 2.3 of the Declaration, the real property more particularly described as Neighborhood Nos. 14 through 16 in Section 2 below is hereby annexed to the Community.

2. Amendment to Exhibit "A". Exhibit "A" to the Declaration is hereby amended as follows:

(a) Neighborhood No. 14. There is hereby added a new Neighborhood No. 14, the legal description of which reads as follows: Tentative Tract No. 23004, being a subdivision of Parcel 16 and a portion of Parcel 17 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California.

(b) Neighborhood No. 15. There is hereby added a new Neighborhood No. 15, the legal description of which reads as follows: Tentative Tract No. 23004-1, being a subdivision of Parcel 18 and a portion of Parcels 16 and 17 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California.

(c) Neighborhood No. 16. There is hereby added a new Neighborhood No. 16, the legal description of which reads as follows: Planning Area No. 35, being a portion of Parcel 10 as shown on Parcel Map 20557 by map on file in Book 147 of Parcel Maps, at pages 20 through 27 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of Parcel 9 of said Parcel Map 20557, also being the most Southerly corner of Parcel 12 of said Parcel Map 20557, also being the Southwesterly line of Tract 22378 as shown by map on file in Book 194 of Maps, at pages 32 through 37 thereof, Records of Riverside County, California;

Thence N.78°21'21"E., along the Northwesterly line of said Parcel 10, a distance of 90.0 feet;

Thence N.66°42'45"E., continuing along said Northwesterly line, a distance of 499.64 feet to an angle point in said Northwesterly line, said point being the Southerly terminus of a course in said Northwesterly terminus which bears N.23°17'15" W.17°15"E., 685.25 feet;

Thence S.23°17'25"E. along the Southeasterly prolongation of said Northwesterly line, a distance of 513.01 feet to the Southeasterly line of said Parcel 10.

Thence S.64°31'25"W., a distance of 863.31 feet;

Thence N.71°41'43"W., a distance of 33.24 feet;

Thence N.25°28'35"W., a distance of 20.64 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 533.00 feet, through an angle of 24°57'51", an arc length of 232.23 feet to the most Southerly corner of said Parcel 9, also being the most Westerly corner of said Parcel 10;

The preceding four (4) courses being along the Southeasterly and Southwesterly lines of said Parcel 10, also being the Northerly line of Iris Avenue and Northeasterly line of Los Cabos Drive as shown on said Parcel Map 20557;

Thence N.26°57'19"E., along the line common to said Parcels 9 and 10, a distance of 466.84 feet to the point of beginning.

3. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

4. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.

5. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

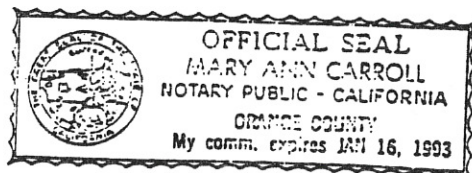
By:

*Robert P. Warmington*  
Robert P. Warmington  
President

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.

On 11/28/89, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



*Mary Ann Carroll*  
Notary Public

[SEAL]



RECEIVED FOR RECORD  
AT 4:00 O'CLOCK P.M.

AUG 23 1990

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

WHEN RECORDED RETURN TO: )

Donald L. Boortz, Esq. )  
Brobeck, Phleger & Harrison )  
Suite 1000 )  
4675 MacArthur Court )  
Newport Beach, CA 92660 )

(Space Above Provided For Recorder)

SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE MORENO VALLEY RANCH

This Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch (the "Amendment") is made as of the 10<sup>th</sup> day of August, 1990, by The Warmington Company, a California corporation (the "Declarant").

R E C I T A L S

A. WHEREAS, Declarant has heretofore caused that certain Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 28th day of July, 1988, as Instrument No. 211508, in the Official Records of the County of Riverside, State of California, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch to be recorded on the 25th day of August, 1988, as Instrument No. 243446, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 15th day of December, 1988, as Instrument No. 367478, and that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 12th day of June, 1989, as Instrument No. 191446, and that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 11th day of August, 1989, as Instrument No. 272778, and that certain Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 25th day of September, 1989, as Instrument No. 329999, and that certain Sixth Amendment to



Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 7th day of December, 1989, as Instrument No. 428187 (collectively, the "Declaration"); and

B. WHEREAS, Section 2.3 of the Declaration gives Declarant the right to annex certain additional real property to the Community and the conditions to the exercise of such right by Declarant have been satisfied; and

C. WHEREAS, Declarant now wishes to exercise such right to annex additional real property as more particularly described herein.

NOW, THEREFORE, in consideration of the above Recitals, the following described real property is hereby annexed to the Community and the Declaration is hereby amended as follows:

1. Annexation of Additional Real Property. Pursuant to the provisions of Section 2.3 of the Declaration, the real property more particularly described as Neighborhood Nos. 17 through 19 in Section 2 below is hereby annexed to the Community.

2. Amendment to Exhibit "A". Exhibit "A" to the Declaration is hereby amended as follows:

(a) Neighborhood No. 17. There is hereby added a new Neighborhood No. 17, the legal description of which reads as follows: Tentative Tract No. 23008, being a subdivision of Lot "R" and those portions of Parcel 6 and 7 of Parcel Map 22701 on file in Book 159 of Parcel Maps, at Pages 3 through 14, thereof, records of Riverside County, California, described as follows:

Beginning at the Southeast corner of said Parcel 6, said point being the Southerly terminus of a curve concave Westerly having a radius of 750.00 feet, as shown by said Map;

Thence North 69° 42' 06" West along said Southerly line to the beginning of a non-tangent curve concave Westerly, said curve being concentric with and 33.00 feet Westerly from the above described curve, said point being the true point of beginning;

Thence Northerly along said concentric curve through a central angle of 16° 41' 51", an arc length of 208.95 feet to the beginning of a line non-tangent to said curve;

314934

Thence North  $86^{\circ} 23' 57''$  West a distance of 128.17 feet to the beginning of a curve concave Northerly having a radius of 300.00 feet;

Thence Westerly along said curve through a central angle of  $14^{\circ} 21' 12''$  an arc length of 75.15 feet;

Thence North  $72^{\circ} 02' 45''$  West a distance of 190.13 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet;

Thence Westerly along said curve through a central angle of  $18^{\circ} 01' 10''$ , an arc length of 94.35 feet to the beginning of a line non-tangent to said curve;

Thence North  $00^{\circ} 03' 55''$  West a distance of 74.16 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet;

Thence Northerly along said curve through a central angle of  $13^{\circ} 14' 56''$ , an arc length of 69.37 feet;

Thence North  $13^{\circ} 11' 01''$  East a distance of 128.93 feet to the beginning of a curve concave Westerly having a radius of 300.00 feet;

Thence Northerly along said curve through a central angle of  $15^{\circ} 48' 18''$ , an arc length of 82.75 feet;

Thence North  $02^{\circ} 37' 17''$  West a distance of 101.19 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of  $48^{\circ} 55' 36''$ , an arc length of 256.18 feet;

Thence North  $51^{\circ} 32' 53''$  West a distance of 164.15 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet;

Thence Northwesterly along said curve through a central angle of  $30^{\circ} 13' 45''$ , an arc length of 211.04 feet;

Thence North  $21^{\circ} 19' 08''$  West a distance of 95.90 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of  $09^{\circ} 34' 17''$ , an arc length of 50.12 feet;



Thence North 30° 53' 25" West a distance of 132.37 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of 04° 00' 00", an arc length of 20.94 feet;

Thence North 34° 53' 25" West a distance of 99.52 feet to the centerline of Iris Avenue as shown by said Map, said point being the beginning of a non-tangent curve concave Southeasterly having a radius of 2000.00 feet, a radial line to said beginning of curve bears North 29° 53' 18" West;

Thence Southwesterly along said centerline and said curve through a central angle of 04° 41' 00", an arc length of 163.48 feet to the Southwesterly terminus of said curve as shown by said Map;

Thence South 55° 25' 42" West along said centerline a distance of 603.47 feet to the beginning of a curve concave Northwesterly having a radius of 2500.00 feet;

Thence Southwesterly along said centerline through a central angle of 09° 05' 43", an arc length of 396.86 feet;

Thence South 64° 31' 25" West along said centerline a distance of 22.70 feet to the intersection of a line being perpendicular to said centerline as measured from the most Westerly corner of lot "R" as shown by said Map;

Thence South 25° 28' 35" East along said perpendicular line a distance of 67.00 feet to said most Westerly corner;

Thence South 72° 05' 27" East along the Westerly right-of-way of said lot "R" a distance of 33.02 feet;

Thence South 26° 14' 07" East along said right-of-way a distance of 27.53 feet to the beginning of a curve concave Northeasterly having a radius of 533.00 feet;

Thence Southeasterly along said curve and said right-of-way through a central angle of 17° 38' 19", an arc length of 164.09 feet;

Thence South 43° 52' 26" East along said right-of-way a distance of 128.06 feet to the beginning of a curve concave Southwesterly having a radius of 467.00 feet;

Thence Southeasterly along said right-of-way through a central angle of 18° 18' 17", an arc length of 149.20 feet;

Thence South 25° 34' 09" East along said right-of-way and continuing along the Westerly line of said parcel 7 a distance of 655.06 feet to the Southwest corner of said parcel 7;

Thence South 87° 14' 17" East along the South line of said parcel 7 a distance of 680.77 feet;

Thence North 67° 25' 42" East along said South line a distance of 321.75 feet;

Thence South 88° 47' 10" East a distance of 350.16 feet to the true point of beginning.

(b) Neighborhood No. 18. There is hereby added a new Neighborhood No. 18, the legal description of which reads as follows:

Tentative Tract No. 23008-1, being a subdivision of those portions of Parcel 6 and 7 of Parcel Map 22701 on file in Book 159 of Parcel Maps, at pages 3 through 14, thereof, records of Riverside County, California, described as follows:

Beginning at the Southeast corner of said Parcel 6, said point being the Southerly terminus of a curve concave Westerly, having a radius of 750.00 feet, as shown by said Map;

Thence North 69° 42' 06" West along said Southerly line to the beginning of a non-tangent curve concave Westerly, said curve being concentric with and 33.00 feet Westerly from the above described curve, said point being the true point of beginning;

Thence Northerly along said concentric curve through a central angle of 16° 41' 51", an arc length of 208.95 feet to the beginning of a line non-tangent to said curve;

Thence North  $86^{\circ} 23' 57''$  West a distance of 128.17 feet to the beginning of a curve concave Northerly having a radius of 300.00 feet;

Thence Westerly along said curve through a central angle of  $14^{\circ} 21' 12''$ , an arc length of 75.15 feet;

Thence North  $72^{\circ} 02' 45''$  West a distance of 190.13 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet;

Thence Westerly along said curve through a central angle of  $18^{\circ} 01' 10''$ , an arc length of 94.35 feet to the beginning of a line non-tangent to said curve;

Thence North  $00^{\circ} 03' 55''$  West a distance of 74.16 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet;

Thence Northerly along said curve through a central angle of  $13^{\circ} 14' 56''$ , an arc length of 69.37 feet;

Thence North  $13^{\circ} 11' 01''$  East a distance of 128.93 feet to the beginning of a curve concave Westerly having a radius of 300.00 feet;

Thence Northerly along said curve through a central angle of  $15^{\circ} 48' 18''$ , an arc length of 82.75 feet;

Thence North  $02^{\circ} 37' 17''$  West a distance of 101.19 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of  $48^{\circ} 55' 36''$ , an arc length of 256.18 feet;

Thence North  $51^{\circ} 32' 53''$  West a distance of 164.15 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet;

Thence Northwesterly along said curve through a central angle of  $30^{\circ} 13' 45''$ , an arc length of 211.04 feet;

Thence North  $21^{\circ} 19' 08''$  West a distance of 95.90 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of  $09^{\circ} 34' 17''$ , an arc length of 50.12 feet;



Thence North 30° 53' 25" West a distance of 132.37 feet to the beginning of a curve concave Southwesterly having a radius of 300.00 feet;

Thence Northwesterly along said curve through a central angle of 04° 00' 00", an arc length of 20.94 feet;

Thence North 34° 53' 25" West a distance of 99.52 feet to the centerline of Iris Avenue, as shown by said Map, said point being the beginning of a non-tangent curve concave Southerly having a radius of 2000.00 feet, a radial line to said beginning of curve bears North 29° 53' 18" West;

Thence Easterly along said centerline and said curve through a central angle of 30° 19' 00", an arc length of 1058.25 feet to the Northeast corner of said Parcel 6 being the beginning of a line non-tangent to said curve;

Thence South 00° 25' 42" West along the East line of said Parcel 6 a distance of 1235.41 feet to the beginning of a curve concave Easterly having a radius of 750.00 feet;

Thence Southerly along said East line and said curve through a central angle of 05° 20' 26", an arc length of 69.91 feet;

Thence South 04° 54' 44" East along said East line a distance of 237.55 feet to the beginning of a curve concave Westerly having a radius of 750.00 feet;

Thence Southerly along said East line and said curve through a central angle of 25° 12' 38", an arc length of 330.01 feet to the point of beginning.

(c) Neighborhood No. 19. There is hereby added a new Neighborhood No. 19, the legal description of which reads as follows: Tentative Tract No. 23009, being a division of Parcel 1 as shown on Parcel Map 22701 on file in Book 159, Pages 3 through 14, inclusive, of Parcel Maps, Records of Riverside County, California.

3. Defined Terms. Unless otherwise specifically defined herein, all capitalized terms used in this Amendment shall have the same meanings as are ascribed to such terms in the Declaration.

4. No Other Changes. There are no changes or modifications to the Declaration except as set forth herein.

314934

5. Effectiveness of Amendment. In accordance with the provisions of Section 12.2(a) of the Declaration, this Amendment shall be effective upon the recordation hereof.

Executed this as of the date first written above at Costa Mesa, California.

Declarant:

The Warmington Company,  
a California corporation

By:

Robert P. Warmington  
President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On August 10, 1990, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Warmington, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of THE WARMINGTON COMPANY, a California corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Claire Parkhurst  
Notary Public

[SEAL]



CRANSTON, CT 06110.

**Orange Coast**  
RECORDING REQUESTED BY AND,  
WHEN RECORDED, MAIL TO:

FIORE, RACOBS & POWERS  
A Professional Law Corporation  
6670 Alessandro Boulevard, Suite B  
Riverside, CA 92506

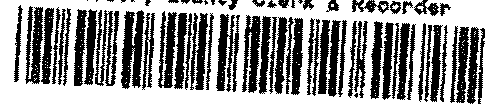
**DOC # 2002-189116**

04/02/2002 08:00A Fee: 75.00

Page 1 of 24

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



**RV040202-6**

M	S	U	PAGE	SIZE	DA	PCOR	NOOR	SW	MSO
	1		24						
A	P	L				COPY	LONG	REPLND	NOHO

THIS DOCUMENT MUST BE RECORDED  
IN ORANGE COUNTY TITLE COMPANY  
HAS NOT BEEN EXAMINED BY IT  
EXEMPTION OR AS TO ITS EFFECT  
UNDER THE TITLE

# **EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MORENO VALLEY RANCH**

**T  
AG**

WHEREAS, the Moreno Valley Ranch Community Association is located entirely within the County of Riverside and is comprised of multiple tracts which are subject to the recorded Declaration of Covenants, Conditions and Restrictions for The Moreno Valley Ranch Community Association, recorded July 28, 1988, as Instrument No. 211508, in the Official Records of Riverside County, California, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25<sup>th</sup> day of August, 1988, as Instrument No. 243446, the Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 15<sup>th</sup> day of December, 1988, as Instrument No. 367478, the Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 12<sup>th</sup> day of June, 1989, as Instrument No. 191446, the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 11<sup>th</sup> day of August, 1989, as Instrument No. 272778, the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25<sup>th</sup> day of September, 1989, as Instrument No. 32999, the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 7<sup>th</sup> day of December, 1989, as Instrument No. 428187, and the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 23<sup>rd</sup> day of August, 1990, as Instrument No. 314934 (collectively, the "Declaration"); and,



WHEREAS, the properties set forth in Exhibit "A" hereto located within the City of Moreno Valley, County of Riverside, are each subject to the Declaration;

WHEREAS, certain provisions of the Declaration may be amended by the affirmative vote of Delegates representing at least two-thirds (2/3) of the voting power of the Association [Article XII, Section 12.2(b)(ii), of the Declaration];

WHEREAS, the amendments herein to the Declaration were proposed and approved by the requisite percentage of the voting power of the Association represented by Delegates as specified in the Declaration; and

WHEREAS, all subsequent annexation of properties into the Moreno Valley Ranch Community Association shall subject such annexed properties to the Declaration, as amended herein.

NOW, THEREFORE, the above Declaration is hereby amended as follows:

#### AMENDMENTS

- I. A new section, Section 3.4(e), is hereby added to Article III of Declaration providing as follows:


Section 3.4(e). Interim Delegates. Notwithstanding any other provisions of this Community Declaration, the Board of Directors shall have the power to appoint an Interim Delegate for any unrepresented Neighborhood. The Interim Delegate appointed by the Board of Directors shall serve until such time as a new Neighborhood Delegate or Alternate Neighborhood Delegate is appointed or elected in accordance with this Community Declaration. A Neighborhood will be deemed unrepresented where (1) no Delegate or Alternate Delegate has appeared at the two most recent Community Association Annual Meetings or any adjournments thereof, and/or (2) where the Delegate and Alternate Delegate do not own a Lot within the Community.


2. A new Article, Article XIII, is hereby added to the Declaration, providing as follows:

Article XIII. Notwithstanding any other provision of this Community Declaration, the Board of Directors is empowered to authorize annexation of additional lots and Common Area into the Community upon whatever terms it deems appropriate without approval of Delegates or Owners.

IN WITNESS WHEREOF, the undersigned Association has hereunto set its hand and seal this 11 day of FEB, 2002.

MORENO VALLEY RANCH COMMUNITY ASSOCIATION

By:   
Its President ENOCH MCCLAIN

By:   
Its Secretary KEVIN H. MANNING

**CERTIFICATE OF PRESIDENT**

The undersigned, as the duly appointed President of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendments were duly and properly approved in accordance with the terms of the Declaration.

Dated: 2/11/02

Enoch McClain  
President

**CERTIFICATE OF SECRETARY**

The undersigned, as the duly appointed Secretary of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendments were duly and properly approved in accordance with the terms of the Declaration.

Dated: 2/11/02

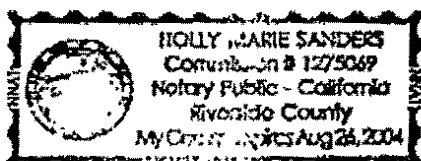
Keith Manning  
Secretary

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF RIVERSIDE )

On this 11<sup>th</sup> day of February, 2002, before me, Holly Marie Sanders, a Notary Public, State of California, duly commissioned and sworn, personally appeared Enoch McClain personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Holly Marie Sanders  
Notary Public, State of California

R0062594.RPD

Page 4 of 5

ACKNOWLEDGMENT

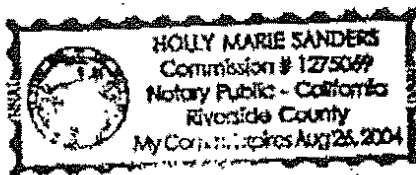
STATE OF CALIFORNIA )

) ss.

COUNTY OF RIVERSIDE )

On this 11<sup>th</sup> day of February, 2002, before me, Holly Marie Sanders,  
a Notary Public, State of California, duly commissioned and sworn, personally appeared  
Kevin M. Manning personally known to me or proved to  
me on the basis of satisfactory evidence to be the person whose name is subscribed to the  
within instrument, and acknowledged to me that he/she executed the same in his/her  
authorized capacity, and that by his/her signature on the instrument, the person, or the entity  
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Holly Marie Sanders  
Notary Public, State of California

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DECLARATION**

The property subject to the Declaration consists of the property included in the eighteen (18) neighborhoods described on the next 23 pages, which property includes, but is not limited to, lots 1-142, inclusive, of Riverside County Tract No. 22379, lots 1-176, inclusive, of Riverside County Tract No. 22378, lots 1-209, inclusive, of Riverside County Tract No. 22378, lots 1-139, inclusive, of Riverside County Tract No. 22377-1, lots 1-130, inclusive, of Riverside County Tract No. 22380-1, lots 1-191, inclusive, of Riverside County Tract No. 22380, lots 1-216, inclusive, of Riverside County Tract No. 22381, lots 1-180, inclusive, of Riverside County Tract No. 22382, lots 1-114, inclusive, of Riverside County Tract No. 22383, and lots 1-155, inclusive, of Riverside County Tract No. 22383-1.

11/24/2003

Conformed Copy

Has not been compared with original

Gary L Orso

County of Riverside  
Assessor, County Clerk & RecorderPLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Fiore, Racobs & Powers  
A Professional Law Corporation  
6670 Alessandro Blvd., Ste. B  
Riverside, CA 92506

W	S	J	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
A	R	-				COPY	LONG	REFUND	CHG
								EXAM	

Space above this line for recorder's use only

TRA: Ninth Amendment to Declaration of Covenants,  
DTT: Conditions & Restrictions for the Moreno Valley Ranch  
Homeowners Association

Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLYTHIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND,  
WHEN RECORDED, MAIL TO:

FIÒRE, RACOBS & POWERS  
A Professional Law Corporation  
6670 Alessandro Boulevard, Suite B  
Riverside, CA 92506

(This Space for Recorder's Use Only)

## **NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MORENO VALLEY RANCH**

WHEREAS, the Moreno Valley Ranch Community Association is located entirely within the County of Riverside and is comprised of multiple tracts which are subject to the recorded Declaration of Covenants, Conditions and Restrictions for The Moreno Valley Ranch Community Association, recorded July 28, 1988, as Instrument No. 211508, in the Official Records of Riverside County, California, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25<sup>th</sup> day of August, 1988, as Instrument No. 243446, the Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 15<sup>th</sup> day of December, 1988, as Instrument No. 367478, the Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 12<sup>th</sup> day of June, 1989, as Instrument No. 191446, the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 11<sup>th</sup> day of August, 1989, as Instrument No. 272778, the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25<sup>th</sup> day of September, 1989, as Instrument No. 32999, the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 7<sup>th</sup> day of December, 1989, as Instrument No. 428187, the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 23<sup>rd</sup> day of August, 1990, as Instrument No. 314934, and the Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 2<sup>nd</sup> day of April, 2002, as Instrument No. 169116 (collectively, the "Declaration"); and;

WHEREAS, the properties set forth in Exhibit "A" hereto are subject to the Declaration;

WHEREAS, certain provisions of the Declaration may be amended by the affirmative vote of Delegates representing at least two-thirds (2/3) of the voting power of the Association [Article XII, Section 12.2(b)(ii), of the Declaration];

WHEREAS, the amendment herein to the Declaration was proposed and approved by the requisite percentage of the voting power of the Association represented by Delegates as specified in the Declaration; and

WHEREAS, all subsequent annexation of properties into the Moreno Valley Ranch Community Association shall subject such annexed properties to the Declaration, as amended herein.

NOW, THEREFORE, the above Declaration is hereby amended as follows:

**AMENDMENTS**

1. The second sentence of Article III, Section 3.5(b) is hereby amended to read as follows:

Except for Community Directors elected by Declarant, each Community Director must be an Owner of a Lot or Unit within the Community and no Neighborhood shall have more than three (3) members serving as a Community Director at any given time.

IN WITNESS WHEREOF, the undersigned Association has hereunto set its hand and seal this 19 day of NOVEMBER, 2003.

MORENO VALLEY RANCH COMMUNITY ASSOCIATION

By: E. J. McLean  
Its President

By: [Signature]  
Its Secretary



## CERTIFICATE OF PRESIDENT

The undersigned, as the duly appointed President of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendment was duly and properly approved in accordance with the terms of the Declaration.

Dated: 11 / 19 / 03


Ernie McClan  
President

## CERTIFICATE OF SECRETARY

The undersigned, as the duly appointed Secretary of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendment was duly and properly approved in accordance with the terms of the Declaration.

Dated: 11-19-03

erly approved in accordance with the terms of the

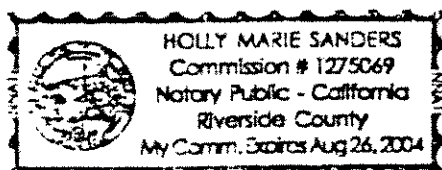
  
Secretary

## ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF RIVERSIDE )

On this 10<sup>th</sup> day of November, 2003, before me, Holly Marie Sanders,  
a Notary Public, State of California, duly commissioned and sworn, personally appeared  
Enoch McClain personally known to me or proved to  
me on the basis of satisfactory evidence to be the person whose name is subscribed to the  
within instrument, and acknowledged to me that he/she executed the same in his/her  
authorized capacity, and that by his/her signature on the instrument, the person, or the entity  
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Cheryl Marie Sanders  
Notary Public, State of California

ACKNOWLEDGMENT

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF RIVERSIDE     )

On this 07<sup>th</sup> day of November, 2003, before me, Holly Marie Sanders,  
a Notary Public, State of California, duly commissioned and sworn, personally appeared  
Raymond M. Sawyer personally known to me or proved to  
me on the basis of satisfactory evidence to be the person whose name is subscribed to the  
within instrument, and acknowledged to me that he/she executed the same in his/her  
authorized capacity, and that by his/her signature on the instrument, the person, or the entity  
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Holly Marie Sanders  
Notary Public, State of California

## EXHIBIT "A"

### Properties subject to the Declaration:

1. Those properties described in Exhibit "A" to the Eight Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch recorded on the 2<sup>nd</sup> day of April, 2002, as Instrument No. 169116;
2. Those properties described in Exhibit "1" to the Declaration of Supplemental Restrictions and Annexation of Lots to Moreno Valley, recorded on the 2<sup>nd</sup> day of April, 2002, as Instrument No. 169116;
3. Those properties described in Exhibit "2" to the Declaration of Supplemental Restrictions and Annexation of Lots to Moreno Valley Ranch, recorded on the 18<sup>th</sup> day of February, 2003, as Instrument No. 112369; and
4. Those properties described in Exhibit "2" to the Declaration of Supplemental Restrictions and Annexation of Lots to Moreno Valley Ranch, recorded on the 6<sup>th</sup> day of June, 2003, as Instrument No. 408623.

**MORENO VALLEY RANCH COMMUNITY ASSOCIATION  
NOTICE TO MEMBERS OF 10<sup>TH</sup> AMENDMENT TO CC&Rs**

This Amendment adds Article XIII to the CC&Rs, relating to owner occupancy and renting/ leasing of a residence, as well as amends and revises Articles III and VI of the CC&Rs. The following are some of the provisions that will now apply to owner occupancy and rental/lease agreements:

1. An “Owner Occupied” Lot shall mean a residential lot whose occupants include residents who hold title in fee to no less than 50% of the legal and beneficial interest in a Lot (Article XIII, 13.1 (A));
2. Upon transfer of a Lot to any new Owner, Lots must be Owner Occupied for at least the first 12 months after title transfer. (Article. XIII, 13.2 (a));
3. No Owner may lease his or her Lot (subject to certain exceptions) during the Owner Occupancy period (first 122 months of ownership) (Article XIII, 13.2 (b));
4. Lots currently leased as of the date of recording (September 29, 2010) shall be permitted to continue renting or leasing until such time as title is transferred. Upon transfer of title, such lots shall be subject to the Owner Occupied requirements (Article XIII< 13.6));
5. No Lot may shall be leased for a term less than 12 months or more than 2 years and leases must be for the entire Lot (Article XIII, 13.3)

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

*Fiore, Racals & Powers*  
*A Professional Law Corporation*  
*6820 Indiana Avenue, Suite 140*  
*Riverside, CA 92506*

**Customer Copy Label**  
The paper to which this label is  
affixed has not been compared  
with the recorded document

**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

Space above this line for recorder's use only

TRA:

DTT:

*Tenth Amendment to CC&R's*

Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

**TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE MORENO VALLEY RANCH**

WHEREAS, the Moreno Valley Ranch Community Association is located entirely within the County of Riverside and is comprised of multiple tracts which are subject to the recorded Declaration of Covenants, Conditions and Restrictions for The Moreno Valley Ranch Community Association, recorded July 28, 1988, as Instrument No. 211508, in the Official Records of Riverside County, California, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25th day of August, 1988, as Instrument No. 243446, the Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 15th day of December, 1988, as Instrument No. 367478, the Third Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 12th day of June, 1989, as Instrument No. 191446, the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 11th day of August, 1989, as Instrument No. 272778, the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 25th day of September, 1989, as Instrument No. 32999, the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 7th day of December, 1989, as Instrument No. 428187, the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 23rd day of August, 1990, as Instrument No. 314934, the Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 2nd day of April, 2002, as Instrument No. 169116 and the Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for the Moreno Valley Ranch, recorded on the 24th day of November, 2003, as Instrument No. 2003-925263 (collectively, the "Declaration"); and;

WHEREAS, the properties set forth in Exhibit "A" hereto are subject to the Declaration;

WHEREAS, certain provisions of the Declaration may be amended by the affirmative vote of Delegates representing at least two-thirds (2/3) of the voting power of the Association [Article XII, Section 12.2(b)(ii), of the Declaration];

WHEREAS, the amendments herein to the Declaration were proposed and approved by the requisite percentage of the voting power of the Association represented by Delegates as specified in the Declaration; and

NOW, THEREFORE, the above Declaration is hereby amended as follows:

1. A new Article XIII is added to the Declaration providing as follows:

**XIII. PROMOTION OF OWNER OCCUPANCY, RENTAL RESTRICTIONS AND RELATED.**

The membership finds and declares that owner occupancy of Lots is in the best interest of the Association's membership as a whole because:

- (1) Lenders may refuse to lend, or refuse to lend on preferred terms, for mortgages and deeds of trust in communities with a high percentage of renter occupancy;
- (2) Insurers may refuse to insure, or refuse to insure on preferred terms, community associations in communities with a high percentage of renter occupancy;
- (3) Owner occupants are more likely to respect the rules, regulations and other governing documents of the Association;
- (4) Owner occupants are more likely to maintain and care for both their individual Lots and the Association's Common Area;
- (5) Owner occupants are more likely to volunteer to serve the Association as officers, directors, committee members and in other capacities;
- (6) Owner occupants are less likely to default on the assessment obligations owed to the Association for their residences;
- (7) Maintaining a high level of long-term residency by owner occupants with substantial investments in the community while limiting the number of short-term, transient occupancy by tenants will help preserve property values within the Association for the benefit of all members;
- (8) Owners of leased lots are more likely to understand the Association's role and appreciate the importance of tenant compliance with the governing documents if the landlord has lived within the Association him/herself; and
- (9) Fairness requires that the Owners of the existing Lots currently being rented or leased be permitted to continue to do so until title to such Lots is transferred or the Lots cease being rented or leased;

NOW, THEREFORE, the membership of this Association does hereby resolve to and does hereby amend its Declaration to promote and encourage owner occupancy pursuant to the following provisions which are effective immediately upon recordation of this Amendment and which shall apply notwithstanding any provisions to the contrary that may exist in the Declaration as previously amended.

#### 13.1. Owner Occupancy.

- (a) An "Owner Occupied" Lot is defined as a residential Lot whose occupants include resident(s) who hold title in fee to not less than 50 percent of the legal and beneficial interests in the Lot.
- (b) Any residential Lot which is not Owner Occupied is considered to be leased or rented and subject to the restrictions applicable to "Leased Lots" described below.

#### 13.2. Initial Owner Occupancy.

- (a) Upon transfer of title to any Lot to any new Owner(s), the Lot must be Owner Occupied for at least the first 12 months after the title transfer. Title transfer date is the date of recordation of the transfer deed.

(b) No Owner may lease his/her Lot until he/she receives written consent to do so from the Association reflecting the satisfaction of the initial Owner Occupied period, subject to any grandfathering pursuant to Section 13.6 below.

(c) In the event of any dispute over an Owner's eligibility to lease, the determination of the Association's Board shall be final and binding.

13.3. Restrictions on Leased Lots.

(a) No Lot may be leased for a term of less than 12 months or a term of more than two years. All Lots must be leased pursuant to a written lease agreement between the Owner and the tenants. All leases must be for the entire Lot. No more than one lease may be signed for the same Lot and the same lease term. Subletting is prohibited.

(b) Each Owner's written lease must specifically provide, among other things, that the occupants of the Leased Lot agree to be bound by all of the Association's governing documents, including this Declaration and the rules and regulations that may be adopted by the Board of Directors from time to time. Further, each written lease shall provide that any violation of the Association's governing documents constitutes a breach of the lease and that the remedy for such breach is termination of the lease and eviction of the lessee. The Owner of a Leased Lot must provide his or her tenants a copy of the Declaration, as amended, and the Association's rules and regulations. Owners are responsible for ensuring that occupants of Leased Lots have complete and current governing documents at all times.

13.4. Authority to Adopt Rules. The Board of Directors may, in accordance with Civil Code Sections 1357.100, et seq., from time to time, establish rules and regulations to clarify and implement all or any part of this Article XIII.

13.5. Owner's Termination of Lease. If, during the course of any tenancy, any occupant of the Lot demonstrates such a disregard for any provisions of the Association's governing documents, including its rules and regulations, that the Association's Board determines, at a noticed disciplinary hearing at which the Owner of the Leased Lot shall be entitled to appear and be heard, that it is in the best interests of the Association as a whole that the Owner terminate the lease pursuant to Section 13.3(b), above, the Association shall so notify the Owner, in writing, of that determination. Upon receipt of the Association's written notification of a Board determination pursuant to this section, the Owner shall thereupon proceed to give the appropriate notice to Owner's tenant(s) and thereafter cause the tenancy to be terminated as expeditiously as permitted under California law. Expeditious termination of the tenancy shall include the Owner's prompt initiation and diligent prosecution of any court proceedings, including, but not limited to, unlawful detainer proceedings, as may be required to bring the Leased Lot into compliance.



13.6. Grandfathered Lots. Lots leased as of the date of the recording of this instrument shall be defined as "Grandfathered Lots." Grandfathered Lots shall be permitted to continue to be rented or leased until such time as title to a Grandfathered Lot is transferred. Upon transfer of title, but not prior, the affected Grandfathered Lot shall be subject to the provisions of Sections 13.1, 13.2, 13.3 and 13.5 of this Article 13, including, but not limited to, the requirement for an initial period of 12 months as an Owner Occupied Lot. Provided, however, for purposes of this Article, transfers shall not include a gratuitous transfer from the Owner to a living trust for the benefit of said Owner. The balance of the provisions of this Article shall apply to all Lots immediately upon recordation of this instrument.

13.7. Temporary Extension of Leased Lot Status. A transfer occasioned by the death of the Owner of a Leased Lot shall not immediately trigger the requirement of an Owner Occupied term of 12 months. Instead, for a period of up to one year following the death of the Owner of a Leased Lot, said Lot may continue to be tenant occupied. Further, the Board of Directors shall have the discretion to extend the tenant occupancy period following the Owner's death upon demonstration by the heir, administrator, trustee, etc., responsible for the affected Leased Lot that unavoidable delay in the probate process (or other process required for transfer to Owner Occupied status) justifies an extension of the period during which the deceased Owner's Leased Lot may continue to be rented.

13.8. No Prejudice to Mortgagees. The provisions and restrictions contained in this Article shall not prejudice or diminish the rights of Mortgagees defined in and guaranteed by existing provisions in the Declaration.

13.9. Enforcement of Governing Documents as to Leased Lots. The Association, as well as any member of the Association, may take any action available at law or in equity to enforce the provisions of this Declaration against any Owner or tenant of a Lot. Further, for purposes of the Association's enforcement actions (pursuant to Section 3.10 of this Declaration and otherwise) each Lot Owner shall be vicariously liable for any breach of any provision of this Declaration or the Association's rules by any tenant or resident of the Owner's lot and their guests.

2. A new Section 6.5 is added to Article VI of the Declaration providing as follows:

6.5. Authority to Adopt Rules.

(a) The Board of Directors may, in accordance with Civil Code Sections 1357.100, et seq., from time to time, establish rules and regulations to clarify and implement all or any part of this Article VI.

(b) The Board of Directors may, in accordance with Civil Code Sections 1357.100, et seq., from time to time, establish rules and regulations governing the use and storage of trash receptacles.

(C) The Board of Directors may, in accordance with Civil Code Sections 1357.100, et seq., from time to time, establish rules and regulations governing the parking, storage, and use of vehicles, as well as the maintenance and use of garages, driveways, carports, and other vehicle or trailer storage areas.

3. Delete, from the end of the first sentence of Article III, Section 3.10 of the Declaration, the phrase "provided, however, any such suspension may not be for a period in excess of thirty (30) days, and only after notice and hearing as herein provided, for each infraction"
4. Amend the first sentence of Article VI, Section 6.2(b) of the Declaration so that it reads as follows:

(b) Landscaping Installation and Maintenance. Each Owner of a Lot shall ensure that landscaping is installed and maintained on his or her Lot in a neat and attractive condition in conformance with the standards established by the Community Architectural Committee.

IN WITNESS WHEREOF, the undersigned Association has hereunto set its hand and seal this 2nd day of September, 2010.

**MORENO VALLEY RANCH COMMUNITY ASSOCIATION**

By: [Signature]  
Its President

By: [Signature]  
Its Secretary

**CERTIFICATE OF PRESIDENT**

The undersigned, as the duly appointed President of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendment was duly and properly approved in accordance with the terms of the Declaration.

Dated: 9/2, 2010

[Signature]  
President

**CERTIFICATE OF SECRETARY**

The undersigned, as the duly appointed Secretary of the Moreno Valley Ranch Community Association, a California nonprofit mutual benefit corporation, hereby certifies that the foregoing amendment was duly and properly approved in accordance with the terms of the Declaration.

Dated: 9/2, 2010

[Signature]  
Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

SS:

On this 27 day of Sept, 2010, before me, the undersigned notary public, personally appeared

DANIEL RICE

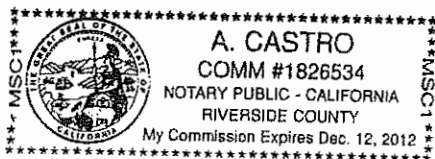
NAME(S) OF SIGNER(S)

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(ies) 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 OF NOTARY



OPTIONAL  
SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE  
DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT:

NUMBER OF PAGES:

DATE OF DOCUMENT:

OTHER SIGNER(S) THAN NAMED ABOVE:

--OPTIONAL SECTION--  
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☒ CORPORATE OFFICER(S)

President

TITLE(S)

☐ PARTNER(S)

☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

Moreno Valley Ranch Community Association

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} SS:

On this 27 day of Sept, 2010, before me, the undersigned notary public, personally appeared

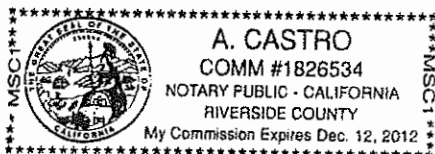
AIMEE GARCIA  
NAME(S) OF SIGNER(S)

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(ies) 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]  
SIGNATURE OF NOTARY



OPTIONAL  
SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE  
DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT:

NUMBER OF PAGES: \_\_\_\_\_

DATE OF DOCUMENT: \_\_\_\_\_

OTHER SIGNER(S) THAN NAMED ABOVE:

--OPTIONAL SECTION--  
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☒ CORPORATE OFFICER(S)

[Signature]

Secretary

TITLE(S)

☐ PARTNER(S)

☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

## **EXHIBIT "A"**

### **Page 1 of 3**

The property subject to the Declaration consists of the property identified in the original declaration and all amendments and annexations thereto, which property includes, without limitation:

Lots 1 through 114, inclusive, of Tract No. 22383 as per Map recorded February 21, 1989, as Instrument No. 052874 in the Official Records of Riverside County, California.

Lots 1 through 139, inclusive, of Tract No. 22377-1, as per Map recorded January 27, 1989, as Instrument No. 27808 in the Official Records of Riverside County, California.

Lots 1 through 137, inclusive of Tract No. 22377, as per Map recorded January 27, 1989, in Book 197 of Maps, Pages 57-63, as Instrument No. 27809 in the Official Records of Riverside County, California.

Lots 1 through 249, inclusive, of Tract No. 22381, as per Amended Map recorded May 3, 1989, in Book 200 of Maps at Pages 91-98, as Instrument No. 142119, in the Official Records of Riverside County, California.

Lots 1 through 176, inclusive, of Tract No. 22378-1, as per Map recorded November 28, 1988, as Instrument No. 346819 in the Official Records of Riverside County, California.

Lots 1 through 209, inclusive, of Tract No. 22378, as per Map recorded December 2, 1988, as Instrument No. 354021 in the Official Records of Riverside County, California.

Lots 1 through 142, inclusive, of Riverside County Tract No. 22379, as per Map recorded December 20, 1988, as Instrument No. 373101 in the Official Records of Riverside County, California.

Lots 1 through 191, inclusive, of Riverside County Tract No. 22380, as per Map recorded May 16, 1989, as Instrument No. 158291 in the Official Records of Riverside County, California.

Lots 1 through 180, inclusive, of Tract No. 22382, as per Map recorded May 1, 1989, as Instrument No. 139385 in the Official Records of Riverside County, California.

Lots 1 through 130, inclusive, of Tract No. 22380-1, as per Map recorded July 25, 1989, as Instrument No. 247083 in the Official Records of Riverside County, California.

Lots 1 through 155, inclusive, of Tract No. 22383-1, as per Map recorded January 27, 1989, as Instrument No. 27865 in the Official Records of Riverside County, California.

Lots 1 through 117 of Tract No. 30300, as per Map recorded February 18, 2003, in Book 331 of Maps at Pages 10 through 17, as Instrument No. 2003-112368 in the Official Records of Riverside County, California.

Lots 1 through 20, inclusive, of Tract No. 30708, as per Map recorded December 17, 2004, in Book 370 of Maps at Pages 25 through 27, as Instrument No. 2004-1001550 in the Official Records of Riverside County, California.

Lots 1 through 141, inclusive, of Riverside County Tract No. 30320-1, as per Map recorded February 26, 2004, in Book 351 of Maps at Pages 13 through 22, as Instrument No. 2004-0133104 in the Official Records of Riverside County, California.

## EXHIBIT "A"

### Page 2 of 3

Lots 1 through 182, inclusive, of Tract No. 30320, as per Map recorded May 10, 2004, in Book 356 of Maps at Pages 53 through 62, as Instrument No. 2004-0347255 in the Official Records of Riverside County, California.

Lots 1 through 6, inclusive of Riverside County Tract No. 32145, as per Map recorded December 10, 2004, as Instrument No. 2004-0983381 in the Official Records of Riverside County, California, including without limitation, all Condominium Units located therein.

Lots 1 through 28, inclusive, Lots 35 through 43, inclusive, Lots 46 through 51, inclusive, Lots 61 through 118, inclusive of Tract No. 23008, as per Map recorded May 22, 2000, in Book 292 of Maps at Pages 8 through 14, as Instrument No. 2000-193237 in the Official Records of Riverside County, California.

Lots 1 through 6, inclusive of Tract No. 30527, as per Map recorded December 30, 2002, in Book 328 of Maps at Pages 93 through 94, as Instrument No. 2002-783865 in the Official Records of Riverside County, California.

Lots 1 through 104, inclusive, of Tract No. 23008-1, as per Map recorded May 22, 2000, in Book 292 of Maps at Pages 3 through 7, as Instrument No. 2000-193236, in the Official Records of Riverside County, California.

Lots 1 through 48, inclusive, of Tract No. 30822, as per Map recorded December 5, 2003, in Book 346 of Maps at Pages 89 through 93, as Instrument No. 2003-954782 in the Official Records of Riverside County, California.

Lots 1 through 189, inclusive, of Tract No. 30316, as per Map recorded November 18, 2003, in Book 345 of Maps at Pages 90 through 93, as Instrument No. 2003-908203 in the Official Records of Riverside County, California.

Lots 1 through 112, inclusive, of Tract No. 30286-1, as per Map recorded February 1, 2002, in Book 314 of Maps at Pages 56 through 62, as Instrument No. 2002-060025, in the Official Records of Riverside County, California.

Lots 1 through 121, inclusive, of Tract No. 30286, as per Map recorded April 19, 2002, in Book 318 of Maps at Pages 22 through 28, as Instrument No. 2002-204595, in the Official Records of Riverside County, California.

Lots 1 through 77, inclusive of Tract No. 30301, as per Map recorded June 19, 2002, in Book 320 of Tract Maps at Pages 24 through 29, as Instrument No. 2002-336729, in the Official Records of Riverside County, California.

Lots 1 through 44, inclusive, of Tract No. 30317, as per Map recorded July 9, 2002, in Book 321 of Maps at Pages 37-40, as Instrument No. 2002-375469, in the Official Records of Riverside County, California.

Lots 1 through 72, inclusive of Tract No. 30300-1, as per Map recorded August 4, 2003, in Book 339 of Maps at Pages 87 through 92, as Instrument No. 2003-589421 in the Official Records of Riverside County, California.

Lots 1 through 22, inclusive of Tract No. 30300-2, as per Map recorded August 4, 2003, in Book 339 of Maps at Pages 93 through 96, as Instrument No. 2003-589782 in the Official Records of Riverside County, California.

Lots 1 through 5, inclusive of Riverside County Tract No. 32143, as per Map recorded September 1, 2005, as Instrument No. 2005-0725732 in the Official Records of Riverside County, California, including without limitation, all 41 Condominium Units located therein.



## **EXHIBIT "A"**

### **Page 3 of 3**

Lots 1-7, inclusive of Riverside County Tract No. 32144, as per Map recorded September 1, 2005, as Instrument No. 2005-0725529 in the Official Records of Riverside County, California, including without limitation, all Condominium Units located therein.

Lots 37 through 40, inclusive of Tract No. 29920, as per Map filed in Book 417, pages 90 through 93, inclusive of Maps, as Instrument No. 2007-0189315 in the Official Records of Riverside County, California.

Lots 1 through 89, inclusive, of Riverside County Tract No. 29920-1, as per Map recorded December 3, 2004, in Book 369 of Maps at Pages 10-14, as Instrument No. 2004-0962734 in the Official Records of Riverside County, California.

Lots 1 through 92, inclusive, of Riverside County Tract No. 29920-2, as per Map recorded December 3, 2004, in Book 369 of Maps at Pages 15-19, as Instrument No. 2004-0962735 in the Official Records of Riverside County, California.

Lots 8 through 63, inclusive, of Tract 29920-3, as per Map recorded March 8, 2005, in Book 375 of Maps at Pages 77-81, as Instrument No. 2005-0181984 of the Official Records of Riverside County.

Lots 1 through 7, inclusive, and 17 through 24, inclusive, of Riverside County Tract No. 30268, as per Map recorded December 6, 2006, in Book 413 of Maps at Pages 52-57, as Instrument No. 2006-0896322 in the Official Records of Riverside County, California.