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BOOK

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS. CO.

WHEN RECORDED RETURN TO:

\$25.00  
C19

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

MESERVE, MUMPER & HUGHES  
18500 Von Karman Avenue  
Irvine, California 92715  
Attn: Timothy L. Randall, Esq.

\$25.00  
C7

-2:40 PM OCT 30 '89

*Lee A. Branch* RECORDER

11-8-89  
0140 815 AM

This document is being rerecorded to  
substitute a revised Exhibit "A"  
attached hereto.

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS. CO.

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

4:00  
PM DEC 29 1989

*Lee A. Branch* COUNTY  
RECORDER

(SUPPLEMENTAL CC&R'S)  
~~DECLARATION~~ OF ANNEXATION  
**NOTICE** OF  
SINGLE FAMILY DETACHED PROJECT  
INTO  
MARINA HILLS PLANNED COMMUNITY  
AND INTO  
DELEGATE DISTRICT NO. 8

*Cobo del mae Phase 1*

~~Amarante II~~

~~Phase 3~~

Tract 13261

Lots 1 through 39

THIS INSTRUMENT FILED FOR RECORD BY  
FIRST AMERICAN TITLE INSURANCE COMPANY AS AN  
ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO  
ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

## TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I	ANNEXATION
Section 1.1	Annexation ..... 2
Section 1.2	Deannexation..... 2
ARTICLE II	ELECTION OF DELEGATE ..... 2
ARTICLE III	MASTER ASSOCIATION MAINTENANCE AREAS ..... 3
ARTICLE IV	EASEMENT FOR MASTER ASSOCIATION..... 3
ARTICLE V	PARTY WALLS AND FENCES..... 3
ARTICLE VI	INCORPORATION OF DECLARATION..... 3
ARTICLE VII	GENERAL PROVISIONS..... 3
Section 7.1	Term ..... 3
Section 7.2	Enforcement ..... 4
Section 7.3	Severability ..... 4
Section 7.4	Construction ..... 4
Section 7.5	Singular Includes Plural ..... 4
Section 7.6	Attorneys' Fees ..... 4
Section 7.7	Nuisance..... 4
Section 7.8	Amendments ..... 5
Section 7.9	County Approval ..... 5

(SUPPLEMENTAL CC&R'S)  
~~DECLARATION~~ OF ANNEXATION  
 NOTICE OF  
 SINGLE FAMILY DETACHED PROJECT  
 INTO  
 MARINA HILLS PLANNED COMMUNITY  
 AND INTO  
 DELEGATE DISTRICT NO. 8

THIS DECLARATION OF ANNEXATION ("Declaration") is made this 26th day of October, 1989, by TAYLOR WOODROW HOMES CALIFORNIA LIMITED, a California corporation (the "Declarant"), with reference to the following facts and circumstances:

P R E A M B L E

A. Declarant executed that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Declaration of Annexation of Single Family Detached Project into Marina Hills Planned Community and Establishment of Delegate District No. 8, which was recorded on October 17, 1989, as Instrument No. 89-560097, of the Official Records of Orange County, California\*(the "Declaration of Annexation"), covering the real property in the unincorporated territory of the County of Orange, State of California, described as follows ("Annexed Land"):

Lots 1 through 12, inclusive, of Tract No. 13255, as per Map recorded in Book 610, Page 1 of Miscellaneous Maps in the Office of the County Recorder of Orange County.

B. The Declaration of Annexation caused the Annexed Land to become part of the Marina Hills Planned Community and subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Marina Hills Planned Community recorded September 3, 1987, as Instrument No. 87-502874 of the Official Records of Orange County, California, as amended from time to time (the "Master Declaration");

C. The Declaration of Annexation and the Master Declaration provide that Declarant may annex additional real property to the Properties as described in the Declaration of Annexation and thereby make such additional real property subject to the Declaration of Annexation and the Master Declaration and subject to the jurisdiction of the Master Association as defined in the Master Declaration;

\*and rerecorded on December 8, 1989, as Instrument No. 89-668382, Official Records of Riverside County, California.

D. Declarant is the owner of the real property in the unincorporated territory of the County of Orange, State of California, described as follows (the "Annexable Area"):

Lots 1 through 39, inclusive, of Tract No. 13261 as shown on Map filed in Book 609, Page 16 of Miscellaneous Maps in the Office of the Recorder of Orange County, California.

E. Declarant desires to cause the Annexable Area to be annexed and become a part of the Annexed Land.

NOW THEREFORE, Declarant hereby declares as follows:

#### ARTICLE I ANNEXATION

Section 1.1. Annexation: Pursuant to the terms of the Declaration of Annexation and the Master Declaration, Declarant, as the owner of the Annexable Area, declares that all of the Annexable Area shall be annexed into and made a part of the Annexed Land and the Marina Hills Planned Community; provided, however, such annexation shall only be effective on the close of the first escrow within the Annexable Area. Upon the effective date of the annexation, all the Annexable Area shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of this Declaration, the Declaration of Annexation and the Master Declaration.

Section 1.2. Deannexation: Any deletion of all or a portion of the Annexable Area for which a declaration of annexation has been recorded from coverage of this Declaration, the Declaration of Annexation and the Master Declaration and the jurisdiction of the Master Association shall be effected in accordance with the provisions of California Business and Professions Code Section 11018.7.

#### ARTICLE II ELECTION OF DELEGATE

Upon the recordation of this Declaration, the Annexable Area shall be added to and shall thus comprise a part of Delegate District No. 8, as defined in the Declaration of Annexation. Therefore, the Owners of Lots in the Annexable Area shall participate in the election of a Delegate in accordance with the provisions set forth in the Declaration of Annexation.

ARTICLE III  
MASTER ASSOCIATION MAINTENANCE AREAS

Those portions of the Lots as shown on Exhibit "A" attached hereto are hereby classified as Master Association Maintenance Areas, as that term is defined in the Master Declaration. Such Master Association Maintenance Areas shall be subject to those provisions of the Master Declaration which govern the Master Association's rights and responsibilities concerning their care and maintenance of such Master Association Maintenance Areas.

ARTICLE IV  
EASEMENT FOR MASTER ASSOCIATION

There is hereby reserved to the Master Association, Declarant and Owners those easements more particularly described in the Master Declaration and the Declaration of Annexation. Such easements shall include, but not be limited to, easements reserved for the Master Association over the Lots for purposes of performing the duties of the Master Association to maintain and repair the Master Association Maintenance Areas.

ARTICLE V  
PARTY WALLS AND FENCES

Each wall or fence which is built as a part of the original construction of the Dwelling Units upon the Annexable Area and placed between the Lots shall constitute a party wall, and shall therefore be governed by the terms set forth under Article VI of the Declaration of Annexation.

ARTICLE VI  
INCORPORATION OF DECLARATION

All the terms, covenants, conditions, restrictions, easements and other provisions of the Master Declaration and the Declaration of Annexation are hereby incorporated by reference and shall be as enforceable and effective against the Annexable Area as though the Master Declaration and the Declaration of Annexation had been recorded directly against the Annexable Area.

ARTICLE VII  
GENERAL PROVISIONS

Section 7.1. Term: The covenants and restrictions of this Declaration shall run with and bind the Annexable Area

and any Owner, their legal representatives, heirs, successors and assigns, and shall run concurrently with the Declaration of Annexation.

Section 7.2. Enforcement: The Master Association or any Owner, or the successor in interest of an Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration or any amendment thereto, including the right to prevent the violation of any such restrictions, conditions, covenants or reservations and the right to recover damages or other dues for such violation; provided, however, that with respect to assessment liens, the Master Association shall have the exclusive right to the enforcement thereof. Failure by the Master Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 7.3. Severability: Invalidation of any one of these covenants, conditions or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force.

Section 7.4. Construction: The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a residential community or tract and for the maintenance of any common recreational facilities. Section headings are inserted for convenience only and are not intended to be a part of this document or in any way to define, limit or describe the scope or intent of the particular section to which they refer.

Section 7.5. Singular Includes Plural: Whenever the context of this Declaration requires it, the singular shall include the plural and the masculine shall include the feminine.

Section 7.6. Attorneys' Fees: In the event an action is instituted against an Owner to enforce any of the provisions contained in this Declaration, the party prevailing in such action shall be entitled to recover from the other party thereto as part of the judgment reasonable attorneys' fees and costs of such action, which attorneys' fees and costs shall also be added to such Owner's assessments.

Section 7.7. Nuisance: The result of every act or omission whereby any of the covenants contained in this Declaration or the Bylaws are violated in whole or in part is hereby declared to be and constitutes both a public and

private nuisance, and every remedy allowed by law or equity against every such result and may be exercised by any Owner, by the Master Association, or its successors in interest, or by the County or other affected governmental entity. Such remedy shall be deemed cumulative and not exclusive.

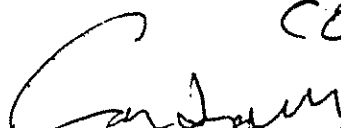
Section 7.8. Amendments: This Declaration may be amended only in accordance with the terms set forth in the Declaration of Annexation.

Section 7.9. County Approval: Notwithstanding anything contained herein to the contrary, so long as any property subject to this Declaration lies outside the boundaries of an incorporated city, the County of Orange shall have the power to veto any purported amendment or termination of this Declaration, based upon whether the Annexable Area, after such termination or amendment, will continue to enjoy adequate provisions for preservation and maintenance of any Master Association Maintenance Areas. No amendment or written agreement purporting to terminate or modify the maintenance provisions of this Declaration shall be effective without the mailing of written notice thereof, return receipt requested, to the Assistant Director, Environmental Management Agency - Regulations and the County Counsel of Orange County. If no veto has been exercised by the Assistant Director or the County Counsel within fifteen (15) days of the receipt of such notice, such amendment or termination shall thereafter become effective.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has hereunder set its hand in the day and year first above written.

TAYLOR WOODROW HOMES CALIFORNIA LIMITED, a California corporation

(Owner)

By:   
Gordon Tippell, President

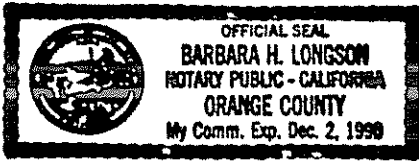
By:   
Carsten Schnepel, Secretary

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On 10/26, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared GORDON TIPPELL, known to me (or proved on the basis of satisfactory evidence) to be the President, and CARSTEN SCHNEPEL, known to me (or proved on the basis of satisfactory evidence) to be the Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its Bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Barbara H Longson  
Notary Public in and for said  
County and State



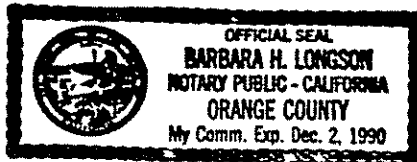
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.

On December 6, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Gordon Tippell and Carsten Schnepel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as \_\_\_\_\_  
\_\_\_\_\_ President and \_\_\_\_\_ Secretary, on behalf of \_\_\_\_\_

Taylor Woodrow Homes CA Ltd.  
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.

Signature Barbara H. Longson

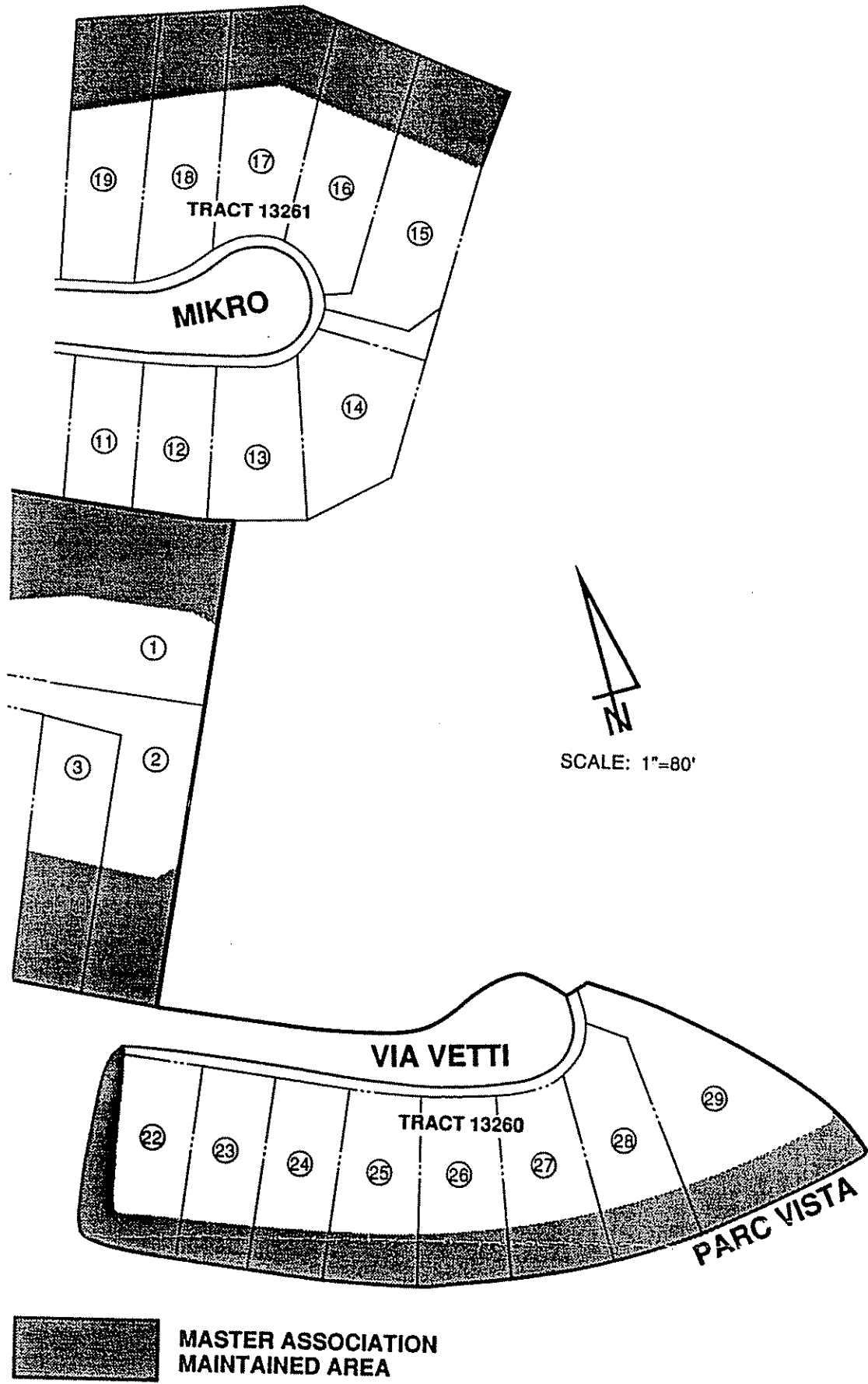


(This area for official notarial seal)

3002 (6/82) - (Corporation) First American Title Insurance Company

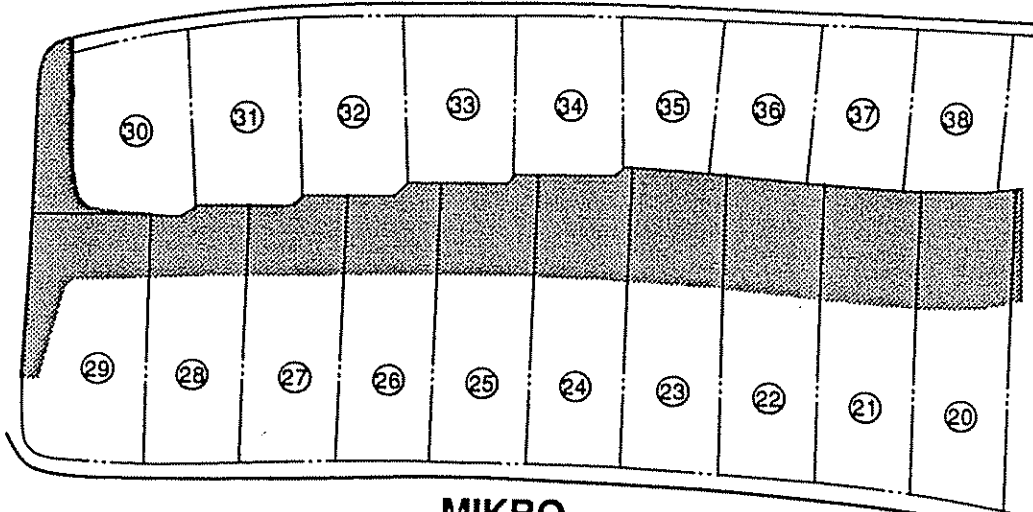
EXHIBIT "A"

Master Association Maintenance Areas

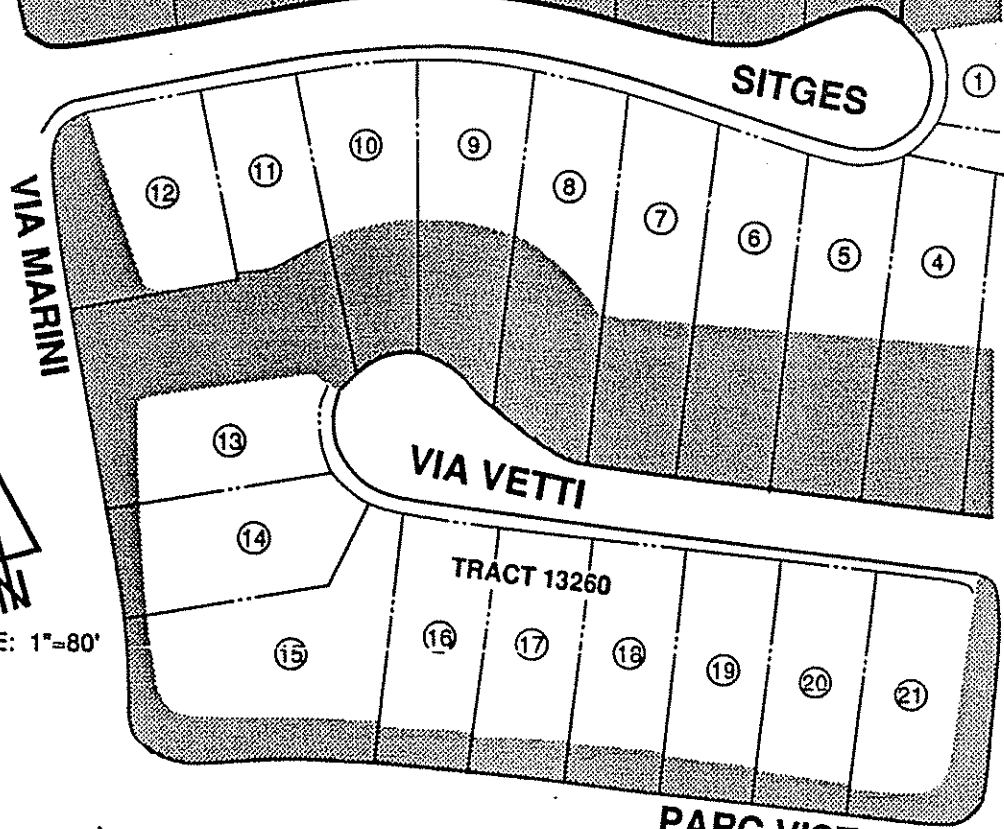
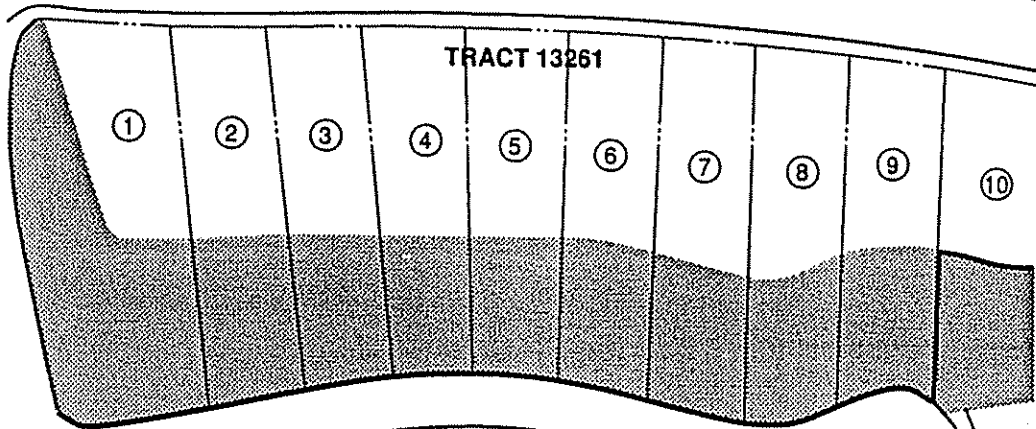


# EXHIBIT "A"

**BERGAMO**



**MIKRO**



SCALE: 1"=80'

 MASTER ASSOCIATION MAINTAINED AREA

**EXHIBIT "A"**

