

RECORDED AT THE REQUEST OF

WHEN RECORDED RETURN TO:

McKenna Long & Aldridge LLP  
600 West Broadway, #2600  
San Diego, CA 92101-3372  
Attn: Nancy T. Scull

Accom-RH

**DOC # 2013-0566549**

12/05/2013 08:00 AM Fees: \$67.00

Page 1 of 15

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: SGOMEZ

Supplementary Declaration  
To  
First Amended and Restated  
Declaration of Covenants, Conditions and Restrictions  
Of  
Lake Hills Reserve

This document is being re-recorded to correct the legal description

**This document is being recorded by  
First American Title Insurance Co. as  
an accommodation only. It has not  
been examined as to execution or  
impact on title.**

RECORDING REQUESTED BY:

Accom - RA

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: ARIBAC

WHEN RECORDED MAIL TO:

McKenna Long & Aldridge LLP  
600 West Broadway, Suite 2600  
San Diego, CA 92101-3372  
Attn: Nancy T. Scull

SPACE ABOVE FOR RECORDER'S USE

**SUPPLEMENTARY DECLARATION  
TO  
FIRST AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
LAKE HILLS RESERVE**

This SUPPLEMENTARY DECLARATION TO FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE HILLS RESERVE ("Supplementary Declaration") is made this 20<sup>th</sup> day of JUNE, 2013 by Lake Hills-Riverside, L.P., a California limited partnership ("Declarant") with reference to the facts set forth in the Article hereof entitled "Recitals."

**RECITALS**

A. Declarant caused to be filed for record that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lake Hills Reserve, recorded on February 14, 2006, as Document No. 2006-0107885, in the Official Records of the County of Riverside, and which originally encumbered the real property more particularly described on Exhibit "A" (collectively "Declaration"). The Lake Hills Reserve Community Association, a California non-profit mutual benefit corporation ("Association") was established pursuant to the Declaration.

B. Pursuant to Sections 2.61 and 15.4 of the Declaration, the Declarant may record a Supplementary Declaration without the consent of the Owners to make technical or minor corrections to the provisions of the Declaration.

C. Declarant has determined that the Declaration contains a technical error regarding the obligations for maintenance of walls and fencing separating Residential Lots from Association Property. Declarant desires to record this for the benefit of all of the real property subject to the Declaration to designate the allocation of maintenance responsibilities relating to such walls and fencing.

D. The allocation of maintenance responsibilities designated herein is consistent with the maintenance obligations in the budget(s) reviewed and approved by the California Department of Real Estate ("DRE"). The Association, in accordance with the DRE approved budget, has not collected assessments from Association members for maintenance or replacement of walls and fencing separating the Association Property from a Residential Lot.

**THIS DOCUMENT IS EXECUTED  
IN COUNTERPART**

803568160.5  
Supplementary Declaration  
121276-34 / Lake Hills Reserve

This document is being recorded by First American Title Insurance Co. as an accommodation only. It has not been examined as to execution or impact on title.

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Accom - RA

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B. Pursuant to Sections 2.61 and 15.4 of the Declaration, the Declarant may record a Supplementary Declaration without the consent of the Owners to make technical or minor corrections to the provisions of the Declaration.

C. Declarant has determined that the Declaration contains a technical error regarding the obligations for maintenance of walls and fencing separating Residential Lots from Association Property. Declarant desires to record this for the benefit of all of the real property subject to the Declaration to designate the allocation of maintenance responsibilities relating to such walls and fencing.

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**THIS DOCUMENT IS EXECUTED  
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803568160.5  
Supplementary Declaration  
121276-34 / Lake Hills Reserve

This document is being recorded by First American Title Insurance Co. as an accommodation only. It has not been examined as to execution or impact on title.

NOW THEREFORE, Declarant declares as set forth below:

1. **Fencing Between Residential Lots and Association Property.** Section 8.1.2(d) of the Declaration is hereby deleted in its entirety and replaced with the following:

\*8.1.2(d) Any wall or fencing which separates a Residential Lot from Association Property shall be maintained, repaired and replaced by the Owner, including without limitation, any Cat Protected Fencing. The Association's maintenance obligations under Section 8.1.2(a) above shall not apply to any wall or fencing which separates a Residential Lot from Association Property.

2. **Affirmation.** Except for the correction specified above, the Declaration remains in full force and effect.

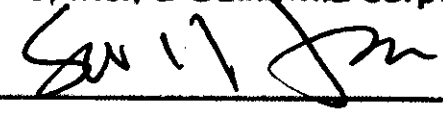
IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first set forth above.

DECLARANT:

LAKE HILLS-RIVERSIDE, L.P., a California limited partnership

By: MSIII GP, LLC, a California limited liability company,  
General Partner

By: Hearthstone, Inc., a California corporation, **MANAGER**

By: 

Name: STEVEN C. POPATH

Title: V.P. - GENERAL COUNSEL

**Acknowledgement by the Association**

The Association hereby acknowledges and approves the recordation of this Supplementary Declaration.

Lake Hills Reserve Homeowners Association,  
a California non-profit mutual benefit corporation

By: 

Name: Randy Hill

Title: DIRECTOR

State of California  
County of San Bernardino

On Mar 25, 2013, before me, Kimberly A. Hohlberg, Notary  
(insert name and title of the officer)

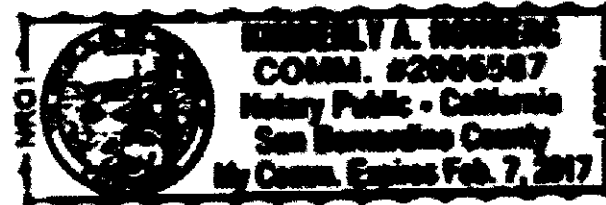
personally appeared Randy Hill  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On JUNE 20, 2013 before me, CHERYL A. STUDLEY, NOTARY PUBLIC

personally appeared STEVEN C. PORATH



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cheryl A. Studley  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: SUPPLEMENTARY DECLARATION TO FIRST AMENDED AND RESTATED COR'S

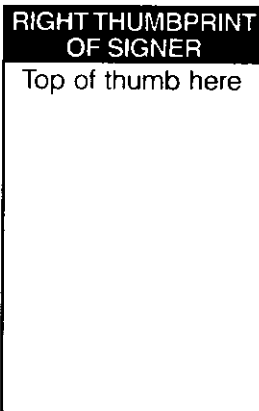
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

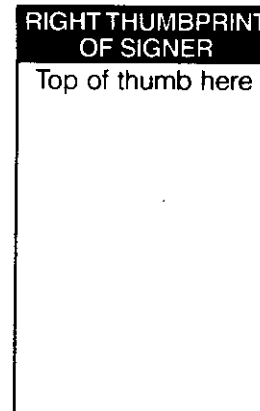
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

McKenna Long & Aldridge LLP  
600 West Broadway, Suite 2600  
San Diego, CA 92101-3372  
Attn: Nancy T. Scull

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**SUPPLEMENTARY DECLARATION  
TO  
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**RECITALS**

A. Declarant caused to be filed for record that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lake Hills Reserve, recorded on February 14, 2006, as Document No. 2006-0107885, in the Official Records of the County of Riverside, as may be amended or supplemented against the real property more particularly described on Exhibit "A" attached hereto and incorporated herein (collectively "**Declaration**"). The Lake Hills Reserve Community Association, a California non-profit mutual benefit corporation ("**Association**") was established pursuant to the Declaration.

B. Pursuant to Sections 2.61 and 15.4 of the Declaration, the Declarant may record a Supplementary Declaration without the consent of the Owners to make technical or minor corrections to the provisions of the Declaration.

C. Declarant has determined that the Declaration contains a technical error regarding the obligations for maintenance of walls and fencing separating Residential Lots from Association Property. Declarant desires to record this Declaration to designate the allocation of maintenance responsibilities relating to such walls and fencing.

D. The allocation of maintenance responsibilities designated herein is consistent with the maintenance obligations in the budget(s) reviewed and approved by the California Department of Real Estate ("DRE"). The Association, in accordance with the DRE approved budget, has not collected assessments from Association members for maintenance or replacement of walls and fencing separating the Association Property from a Residential Lot.

NOW THEREFORE, Declarant declares as set forth below:

1. **Fencing Between Residential Lots and Association Property.** Section 8.1.2(d) of the Declaration is hereby deleted in its entirety and replaced with the following:

"8.1.2(d) Any wall or fencing which separates a Residential Lot from Association Property shall be maintained, repaired and replaced by the Owner, including without limitation, any Cat Protected Fencing. The Association's maintenance obligations under Section 8.1.2(a) above shall not apply to any wall or fencing which separates a Residential Lot from Association Property.

2. **Affirmation.** Except for the correction specified above, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first set forth above.

DECLARANT:

LAKE HILLS-RIVERSIDE, L.P., a California limited partnership

By: MSIII GP, LLC, a California limited liability company,  
General Partner

By: Hearthstone, Inc., a California corporation

By: \_\_\_\_\_

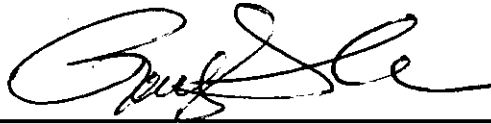
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Acknowledgement by the Association**

The Association hereby acknowledges and approves the recordation of this Supplementary Declaration.

Lake Hills Reserve Homeowners Association,  
a California non-profit mutual benefit corporation

By:  \_\_\_\_\_

Name: RANDY HILL

Title: PRESIDENT



State of California  
County of San Bernardino

On July 24, 2013, before me, Kimberly A. Honberg, Notary,  
(insert name and title of the officer)

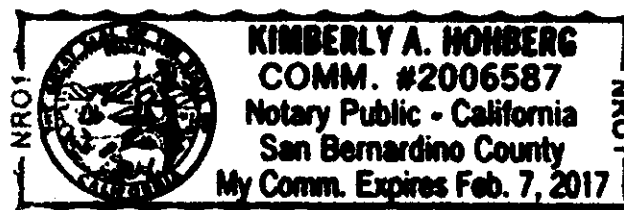
personally appeared Randy Hill,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the  
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PROPERTY:**

**LOTS 6 THROUGH 16, INCLUSIVE, LOTS 181 THROUGH 185, INCLUSIVE, LOTS 189 THROUGH 195, INCLUSIVE, AND LOTS 213 THROUGH 216, INCLUSIVE OF TRACT 28815 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER THAT TRACT MAP RECORDED IN BOOK 368, PAGE(S) 55 THROUGH 73, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.**

**EXHIBIT "A"**



RECEIVED OCT 29 2013

NOW THEREFORE, Declarant declares as set forth below:

1. **Fencing Between Residential Lots and Association Property.** Section 8.1.2(d) of the Declaration is hereby deleted in its entirety and replaced with the following:

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DECLARANT:

LAKE HILLS-RIVERSIDE, L.P., a California limited partnership

By: MSIII GP, LLC, a California limited liability company,  
General Partner

By: Hearthstone, Inc., a California corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Acknowledgement by the Association**

The Association hereby acknowledges and approves the recordation of this Supplementary Declaration.

Lake Hills Reserve Homeowners Association,  
a California non-profit mutual benefit corporation

By:  \_\_\_\_\_

Name: RANDALL K. HILL

Title: PRESIDENT

State of California )  
County of LOS ANGELES )

On NOV. 5, 2013, before me, CHERYL A. STUDLEY, NOTARY PUBLIC  
(insert name and title of the officer)

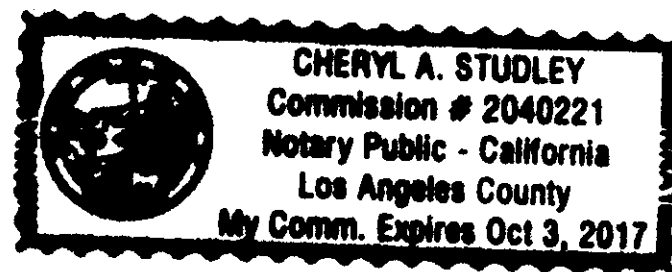
personally appeared STEVEN C. PORATH,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cheryl A Studley*

(Seal)



RECEIVED OCT 29 2013

State of California  
County of San Bernardino ;

On 11/07/2013, before me, Susan Salgado, Notary Public,  
(insert name and title of the officer)

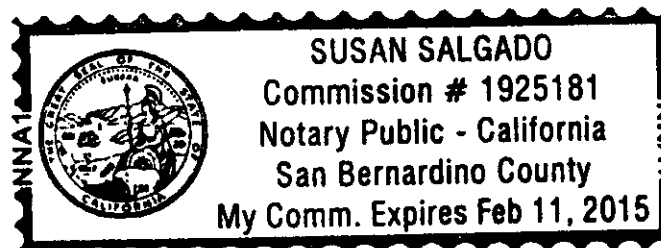
personally appeared Randall K. Hill,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the  
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paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Salgado

(Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

**Lots 1 through 235 and 237 through 246 of Tract No. 28815, in the County of Riverside, State of California, as per Map recorded in Book 368, Pages 55 through 73 of Maps, in the Office of the County Recorder of Riverside County, California.**

**and**

**Lots 1 through 276, 280 through 286, 288 and 289 of Tract No. 28816, in the County of Riverside, State of California, as per map filed in Book 368, Pages 74 through 92 of Maps, in the Office of the County Recorder of Riverside County, California.**