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Larry W Ward

County of Riverside
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

PETERS & FREEDMAN, L.L.P.
191 Calle Magdalena, Ste. 220
Encinitas, CA 92024

Attention: Stephen M. Kirkland

(Above Space for Recorder's Use)

**THIRD AMENDMENT TO RESTATED MASTER
DECLARATION OF RESTRICTIONS FOR
RANCHO CASE BLANCA OWNERS ASSOCIATION**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

This Third Amendment to the Restated Master Declaration of Covenants, Conditions and Restrictions ("Third Amendment") is made and executed by the Rancho Casa Blanca Owners Association, Inc., a California non-profit mutual benefit corporation ("Association") which has jurisdiction over that certain real property subject to this Third Amendment.

RECITALS

WHEREAS, on February 14, 1986, WE 7, INC., an Arizona Corporation, recorded the Master Declaration of Covenants, Conditions and Restrictions for Rancho Casa Blanca Owners Association as Instrument No. 36002 in the Office of the Riverside County Recorder ("Original Declaration") effecting that certain real property located in Riverside County, State of California as described in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, on December 6, 1989, Declarant and the Association recorded a First Amendment to the Original Declaration at File/Page Number 427169 in the Office of the Riverside County Recorder.

WHEREAS, on September 15, 1995, the Association recorded the Restated Master Declaration of Covenants, Conditions and Restrictions for Rancho Casa Blanca at File/Page No. 306914 in the Office of the Riverside County Recorder ("Restated Declaration").

WHEREAS, on July 16, 1997, the Association recorded the First Amendment to Restated Master Declaration of Covenants, Conditions and Restrictions for Rancho Casa Blanca at File/Page No. 249857 in the Office of the Riverside County Recorder ("First Amendment to Restated Declaration").

WHEREAS, on June 26, 2000, the Association recorded the Second Amendment to Restated Master Declaration of Covenants, Conditions and Restrictions for Rancho Casa Blanca at File/Page No. 245038 in the Office of the Riverside County Recorder ("Second Amendment to Restated Declaration").

WHEREAS, pursuant to Article XVI, Section 5 of the Restated Declaration, fifty percent (50%) plus one (1) of the total voting power of the members of the Association voted to amend the Restated Declaration as herein stated.

WHEREAS, The Association now desires to amend the Restated Declaration as more particularly set forth below.

NOW THEREFORE, the Restated Declaration is hereby amended to read as follows:

THIRD AMENDMENT

Association hereby declares that the Declaration of Restrictions is and shall hereinafter be deemed amended as follows:

Article IV is amended to add the following provision:

19. Occupancy Age Restrictions.

Pursuant to the Mobile Home Residency Act (*Civil Code Sections 798-799.5 et seq*), and any successor statutes, and consistent with the intent of the members of the Association and the covenants and restrictions set forth below, the Rancho Casa Blanca Owners Association, Inc. is intended to, and shall be, a senior citizen community.

It is further intended that the Association shall, pursuant to *42 U.S. Code Section 3607*, provide housing for older persons thereby exempting the Association from the provisions of the Federal Fair Housing Act pertaining to discrimination in the sale or rental of housing on the basis of age.

As a senior citizen community providing housing for older persons, no Recreational Vehicle Lot within the Association shall be occupied, leased, rented or used, as that term is more fully defined by Article IV, Section 1, of this Declaration, by more than two (2) persons, at least one of whom shall be fifty-five (55) years of age or older (“Senior Homeowner and/or occupant”). **GUESTS:** This restriction shall apply, except for “guests”, as that term and such use are more fully defined and restricted elsewhere in this Declaration and in the Association’s Rules and Regulations as may be promulgated and amended from time to time.

(a) Right to Share Recreation Vehicle Lot With Care Giver or With a Relative Who Requires Care.

(i) A senior homeowner and/or occupant may share his or her Recreational Vehicle Lot with any person 18 years of age or older if that person is providing live-in health care, live in supportive care, or supervision to the senior homeowner pursuant to a written treatment plan prepared by a physician or surgeon. A fee shall not be charged by management for that person. That person shall have no rights of tenancy in, and shall comply with the rules and regulations of, the Association.

(ii) A senior homeowner and/or occupant may share his or her Recreational Vehicle Lot with any person 18 years of age or older if this person is a parent, sibling, child or grandchild of the senior homeowner and requires live-in health care, live in supportive care, or supervision pursuant to a written treatment plan

prepared by a physician or surgeon. A fee shall not be charged by management for that person. That person shall have no rights of tenancy in, and shall comply with the rules and regulations of, the Association.

(b) **Documentation of Age/Records.** The Board shall compile and make available at the on-site office of the Association a permanent record which shall contain: (1) the name, on-site address and birth date; and (2) proof of age of the senior homeowner which information shall be provided by said senior homeowner upon request from the Association. Such records shall be reviewed by the Board not less than once every two (2) years and be kept current showing deletions and additions as they occur

(c) **Occupancy Minimums.** There shall be maintained, as near as practical, a ratio of 80% or more occupants being of age fifty-five (55) or older. The Board shall make a good faith attempt to maintain such percentage by advertising, promotion or otherwise.

(d) **Notices/Advertising.** All advertising, notices and public disclosures by the Association shall indicate that the Association is intended for occupancy and use by persons fifty-five (55) years of age and over.

(e) **Compliance with Regulations.** The Association shall comply with all applicable federal, state, county and/or city regulations in order to maintain its status as a development intended for occupancy by persons fifty-five (55) years of age or older.

EXHIBIT “A”

LEGAL DESCRIPTION

Residential Lots 1 through 240, inclusive, and Common Area Lots 241 through 253, inclusive, and Common Area Lots B through R, inclusive of Tract No. 20494-1, as per Amended Map recorded in Book 152, Pages 19 through 24, inclusive, of Maps; Residential Lots 1 through 177, inclusive, and Common Area Lots 178 through 193, inclusive, and Common Area Lots B through J, inclusive, of Tract, No. 20494-2 as per Map recorded in Book 204, pages 68 through 73, inclusive of Maps; Residential Lots 1 through 196 inclusive, and Common Area Lots B through I, inclusive of Tract 20494-3 as per Map recorded in Book 221, pages 89 through 94, inclusive, of Maps; Residential Lots 1 through 20, inclusive, and Common Area Lots A, B, C, and 21, inclusive, of Tract No. 20494-4 as per Map recorded in Book 228, Pages 6 and 7 of Maps; Residential Lots 1 through 168, inclusive, and Common Are Lots C through G, inclusive, and Common Area Lots 169 through 181, inclusive, of Tract No. 20494-5 as per Map recorded in Book 239, Pages 54 through 60, inclusive, of Maps.