

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

George Ranch Community Association
20000 Elderberry
Sonoma, CA 95476
Attn: Nancy Peterson



1996 0033842

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF:

04/16/1996 15:36:56
FEE: \$ 34.00 PGS: PAID 5
TT: \$.00

THE GEORGE RANCH

DECLARATION OF FIRST AMENDMENT TO
AMENDMENT AND RESTATEMENT OF THE
COVENANTS, CONDITIONS AND RESTRICTIONS

DECLARATION OF FIRST AMENDMENT TO
AMENDMENT AND RESTATEMENT OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF GEORGE RANCH

THIS DECLARATION OF FIRST AMENDMENT TO THE AMENDMENT AND RESTATEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF GEORGE RANCH ("Declaration") is made as of this 8th day of April, 1996, which is the date of recordation of an instrument duly executed and certified by the President and Secretary of the Association setting forth the terms contained herein fully agreed to by the George Ranch Community Association, a California Non-Profit Mutual Benefit Corporation and Lot Owners in the George Ranch constituting sixty-seven percent (67%) or more of the Association members who have consented to the adoption of this Amendment at a duly authorized meeting of the Association (hereinafter referred to collectively as the "Declarant"). Declarant hereby amends the Declaration Of Amendment To And Restatement Of The Covenants, Conditions And Restrictions Of George Ranch which became effective as of the date of recordation on March 12, 1996 in the Official Records of Sonoma County, California as Instrument No. 1996-0021337 as follows:

ARTICLE III, Section 3.6 is amended to eliminate the requirement of cumulative voting in the election of Governing Body Members. As amended, ARTICLE III, Section 3.6 reads in its entirety as follows:

"3.6 ELECTION AND REMOVAL OF GOVERNING BODY MEMBERS. The Board of Directors of the Association shall constitute the Governing Body of the Association. The Governing Body shall undertake all duties and responsibilities of the Association and the management and conduct of the affairs thereof, except as expressly reserved herein to a vote of the Members. The Governing Body shall consist of five (5) directors ("Governing Body Members"), whose terms of office shall be one (1) year and shall be concurrent.

Voting for the Governing Body shall be by secret ballot, and as otherwise specified in the George Ranch Community Association By-Laws.


The Governing Body or any individual thereof may be removed upon the affirmative vote of at least fifty-one percent (51%) of the Membership of the Association."


The President and Secretary of the Association are authorized to execute and record in the Official Records of Sonoma County, California an instrument setting forth the terms of this Declaration of First Amendment. This Declaration shall

be effective upon the Effective Date, which is the date of its recordation.

IN WITNESS WHEREOF, the undersigned have executed the within Declaration and hereby certify and affirm that this Declaration has been agreed to by the Association and by the vote of Lot Owners in the George Ranch constituting sixty-seven percent (67%) or more of Association members.

GEORGE RANCH COMMUNITY ASSOCIATION,
a California Non-Profit Mutual
Benefit Corporation

By: 
President

By: 
Secretary

(Attach Notary Certification)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

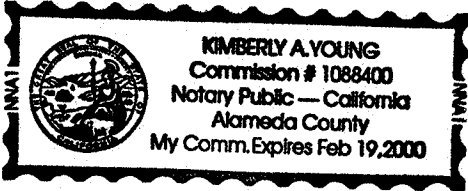
On April 8, 1996 before me, Kimberly A. Young, Notary Public

Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Albert R. Freeman

Name(s) of Signer(s)

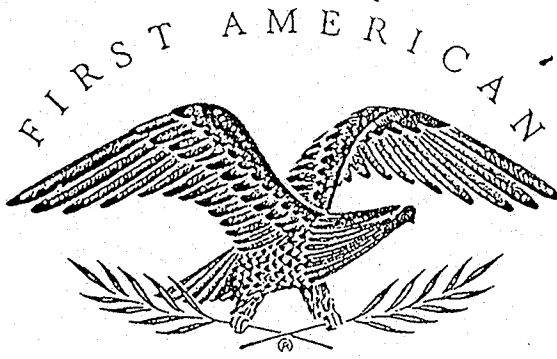
personally known to me – OR – proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on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



WITNESS my hand and official seal.

Kimberly A. Young
Signature of Notary Public

OPTIONAL

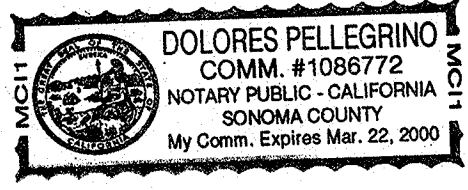


STATE OF CALIFORNIA }
COUNTY Sonoma }ss.

On April 16, 1996 before me, Dolores Pellegrino, personally appeared Nancy Jane Peterson personally known to me (or 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.

WITNESS my hand and official seal.

Signature *Dolores Pellegrino*



(This area for official notarial seal)

Title of Document:	DECLARATION OF FIRST AMENDMENT	
Date of Document:	4/8/96	No. of Pages:
Other signatures not acknowledged:	N/a	3