

Ridgewood II CC&Rs Amendment 1

AMENDMENT TO DECLARATION OF TRACT RESTRICTIONS "RIDGEWOOD SUBDIVISION UNIT 2"

THIS AGREEMENT, entered into this 13th day of NOVEMBER, 1989 by and between the undersigned owner or owners of interest in the real property in the County of Tuolumne, State of California, generally known and described as "PLAT OF RIDGEWOOD SUBDIVISION UNIT2", the Official Plat of which was Recorded OCTOBER 12 1989, in book 11 of MAPS, PAGES NO. 81 to 91, Tuolumne County Records, witnessed that:

WHEREAS, there was recorded a Declaration of Tract Restrictions affecting all of the lots in said subdivision, executed by P. G. FRY PROPERTIES, INC., A CORPORATION, as declarants, which, which Declaration of Tract Restrictions were recorded OCTOBER 27, 1989, in BOOK 976, PAGE 613 of Official Records of Tuolumne County, and

WHEREAS, it is the desire if the owners of the lots in said subdivision to amend the declaration of Tract Restrictions for the development of said subdivision,

NOW THEREFORE, it is hereby agreed that PAGE 3, ITEM 3.10 A through E contained in the said Declaration of Restrictions shall be deleted in its entirety and all the following shall be added in place of,

3.10 The following measures shall serve as guidelines of the development on the parcels created in the "RIDGEWOOD SUBDIVISION UNITES 2, 3, AND 4:

a) Future residents shall be informed by the homeowners' association of the proper care of oaks to minimize secondary loss of oaks in later years. They shall be aware that any alterations, planting, or summer watering within the drip line of a native oak will threaten its survival.

- b) Oak trees shall remain undisturbed as much as possible since they are one of the most ecologically important tree species on-site, providing food shelter and nesting sites for local wildlife. Oak trees also require more years to be replaced than do most other vegetation species on-site. The proposed development plan is designed to minimize removal of oak trees.
- c) Due to its importance to wildlife and its aesthetic value, riparian vegetation shall remain protected by the open space designation as shown on the project plan.
- d) Shoreline vegetation is particularly important for the stabilizing drainage channels and shall be left intact to prevent bank erosion during periods of high runoff.
- e) The easiest, most successful, and most economical method of preserving natural vegetation is to protect entire blocks of vegetation as opposed to many scattered individual plants. It may be beneficial to employ thinning or pruning within a block if excessive competition is obvious to increase the health, growth, and vigor of the remaining vegetation.

In all other respects the Covenants, Conditions and Restrictions contained in said Declaration of Tract Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed these presents this 13th day of November, 1989

P. G. FRY PROPERTIES, INC.,

PAUL G. FRY, PRESIDENT