



## A Guide to Amending CC&Rs

The format defined below is meant to provide you with guidance on how to amend your CC&Rs. CC&Rs may only be amended by the legal property owners within the subdivision. If there is more than one owner of a single property, then all property owners must sign the amendment unless the CC&Rs state otherwise. The percentage of owners needed to pass an amendment differs among the various CC&R documents, so you should review your own CC&Rs and verify the percentage needed prior to starting. This guide is merely an overview of the process and format for submitting CC&R amendments to El Dorado County. Nothing in this guide is to be construed as a promise or guarantee of the County's approval of amendments to CC&Rs.

1. **TITLE PAGE:** El Dorado County requires a title page included with the amendment.
2. **DOCUMENT TITLE:** The amendment should include a "title" and a "purpose".
3. **ORIGINAL LANGUAGE YOU ARE AMENDING:** Each section you are amending with the description of the original CC&R(s) language should be stated.
4. **CC&R AMENDMENT:** Each section with a description of the "amended" CC&R(s) language should be stated.
5. **DECLARATION:** Below the description of the CC&R(s) a paragraph should be typed as follows:  
THE FOREGOING AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR (NAME OF VILLAGE) (UNIT No) HAS BEEN APPROVED BY THE FOLLOWING OWNERS OF LOTS WITHIN ALL RESIDENTIAL UNITS OF (NAME OF VILLAGE) (UNIT No).

After the declaration is the property owner information and signatures. The County requires a ½ inch margin on the document and you cannot write in this margin or the County may not accept the document. The property owner information must include the date, lot number, APN (assessor's parcel number), address, unit number, Owner's printed name and Owner's signature.

6. **SIGNATURES WITNESSED:** The circulator is required to sign the document in the presence of a notary and the statement below must be on the document:  
THE CIRCULATORS WHOSE SIGNATURES ARE NOTARIZED BELOW HEREBY DECLARE UNDER PENALTY OF PERJURY THAT EVERY SIGNATURE THEY OBTAINED ON THE FOLLOWING PAGES, INCLUDED LOTS #\_\_ THROUGH #\_\_ WERE OBTAINED AT THE RESIDENCE ADDRESSES INDICATED AND WERE OBTAINED FROM PERSON(S) WHO DECLARED THEMSELVES TO BE THE PROPERTY OWNER(S) OF SAID INDIVIDUAL LOT(S).
7. **CIRCULATOR SIGNATURE:** After the *signatures witnessed language* described above, the circulator's printed name, signature and date are required. The circulator should not sign the complete document unless they are in the presence of the notary. The District cannot advise you on what type of notarization is required and therefore prior to getting the notarization done, the CSD recommends you contact the El Dorado County Recorder's Office and ask them what type of notarization is required for witnessing signatures to amend the village covenants, conditions and restrictions. The phone number is (530) 621-5495.

SECTION 1: TITLE PAGE

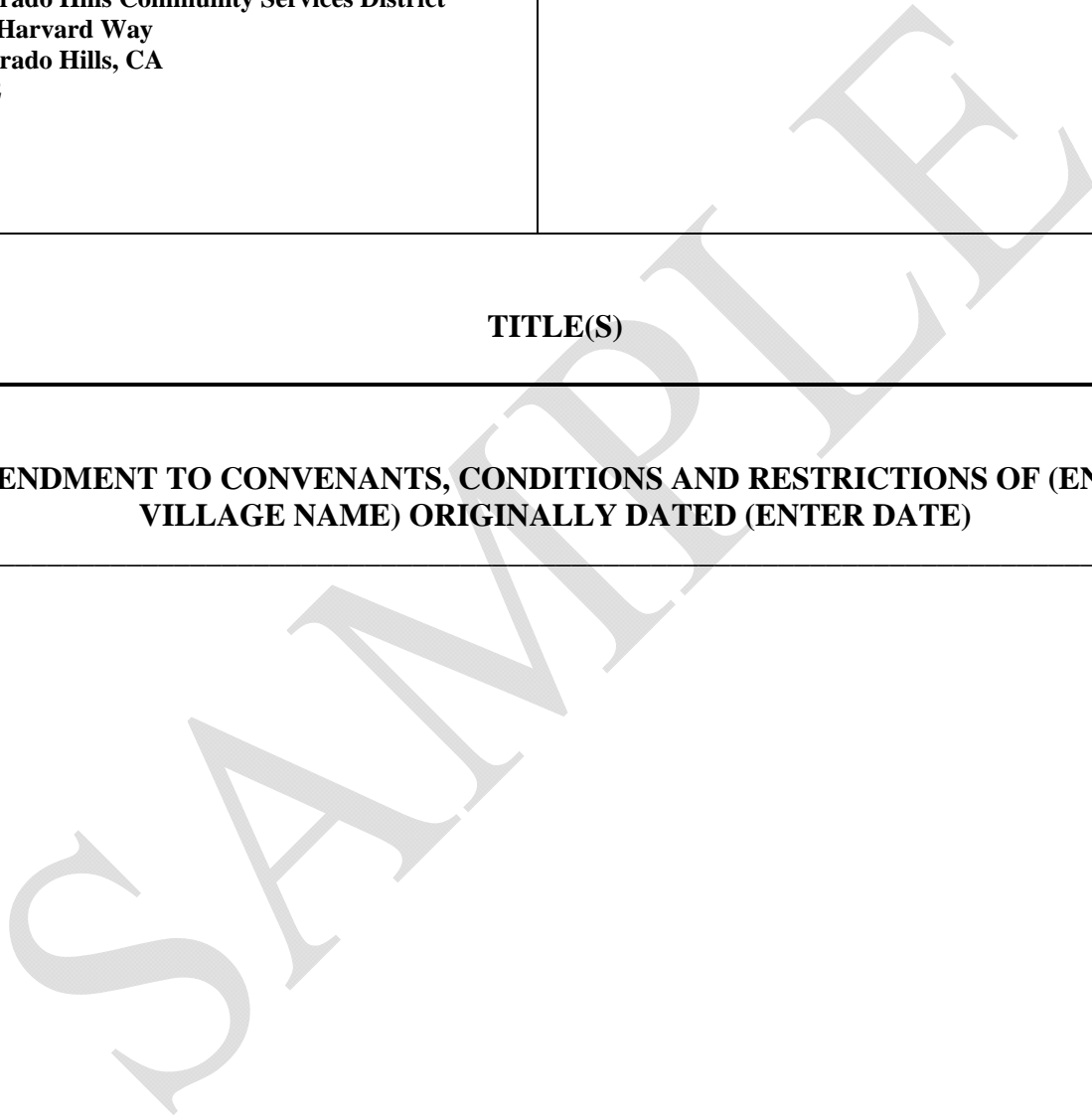
<p><b>RECORDING REQUESTED BY:</b></p> <p><b>WHEN RECORDED, MAIL TO:</b></p> <p><b>El Dorado Hills Community Services District 1021 Harvard Way El Dorado Hills, CA 95762</b></p>	
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**TITLE(S)**

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**AMENDMENT TO CONVENANTS, CONDITIONS AND RESTRICTIONS OF (ENTER VILLAGE NAME) ORIGINALLY DATED (ENTER DATE)**

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2. DOCUMENT TITLE

Amendment to Covenants, Conditions And Restrictions of (ENTER VILLAGE NAME HERE), Lots \_\_ THROUGH \_\_, Use Restrictions (ENTER SECTION NUMBERS), Originally Dated (ENTER DATE)

3. CC&R ORIGINAL LANGUAGE YOU ARE AMENDING

17. Vehicles: No vehicles shall be kept or stored upon any of said lots other than those vehicles primarily and currently used for transportation of persons other than for hire, unless it be kept or stored in an enclosed garage when not in use. No such vehicle owned or in the possession or under the control of any resident in said subdivision shall be parked overnight on any street within public streets within the subdivided property or on any driveway of any lot for the purposes or accomplishing repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle. No trailers or boats of any type or size shall be kept or stored nearer than 25 feet from any street property line for a period of time exceeding forty-eight (48) hours, unless they are stored in such a manner as not to be visible from the street.

19. Garages and Vehicles: All driveways and garages shall be maintained in a neat and orderly condition. No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property, or outside of a garage on any lot. No vehicles of any type, (including motorcycles), shall be permanently or semipermanently parked in or upon the public streets within the property, or on any lot or parcel for the purpose of accomplishing repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle.

Amendment to Section 17 and 19

4. CC&R AMENDMENT

17. Vehicles. No vehicle shall be kept or stored upon any of said lots other than those vehicles primarily and currently used for transportation of persons *other than for hire, recreation vehicles of any type, trailers, motorcycles, travel trailers, campers, motor homes or boats* ("Allowable Vehicles"), unless it be kept or stored in an enclosed garage when not in use. No vehicles owned or in possession under the control of any resident in said subdivision shall be parked overnight on any street within said subdivision. *No commercial vehicle, truck which exceeds one ton, vehicles currently used for transportation of persons for hire, recreation vehicles of any type, trailers, motorcycles, travel trailers, campers, motor homes, or boats may be parked on the public streets.* No vehicle of any type (including motorcycles) shall be permanently or semi permanently parked in or upon the public streets within the subdivided property or any driveway of any lot for the purpose of accompanying repairs thereto or the reconstruction thereof, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle. *No Allowable Vehicles* shall be kept or stored nearer than 25 feet from any street property line for a period of time exceeding forty-eight (48) hours, unless they are stored *behind a fence of like construction and matching materials to the existing fences in said subdivision, in such a manner as to be screened from the street.* *No Owner may install such a fence unless they have first obtained written approval from the Cameron Park Community Services District after it has determined that the fence will not result in a material detriment or create an unreasonable nuisance with respect to any other lot."*

"19. Garages and Vehicles. All driveways and garages shall be maintained in a neat and orderly condition.

5. DECLARATION

THE FOREGOING AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR (NAME OF VILLAGE) (UNIT NUMBER) HAS BEEN APPROVED BY THE FOLLOWING OWNERS OF LOTS WITHIN ALL RESIDENTIAL UNITS OF (NAME OF VILLAGE) (UNIT NUMBER).

1). \_\_\_\_\_  
(Date) (Printed Name) (Signature)  
\_\_\_\_\_  
(Lot #) (Street Address) (City, State)  
\_\_\_\_\_  
(APN) (Unit #)

2). \_\_\_\_\_  
(Date) (Printed Name) (Signature)  
\_\_\_\_\_  
(Lot #) Street Address) (City, State)  
\_\_\_\_\_  
(APN) (Unit #)

End Of Amendment

6. SIGNATURES WITNESSED

The circulators whose signatures are notarized below hereby declare under penalty of perjury that every signature they obtained on the following pages, included lots \_\_\_\_ through \_\_\_\_ were obtained at the residence addresses indicated and were obtained from person(s) who declared themselves to be the property owner(s) of said individual Lot(s).

Circulators Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Circulators Signature: \_\_\_\_\_

7. CIRCULATORS SIGNATURE: NOTE, DO NOT SIGN THIS FORM UNLESS YOU ARE IN THE PRESENCE OF A NOTARY. THE CIRCULATOR'S SIGNATURE HAS TO BE NOTARIZED.