

Recording Requested By:

Eucalyptus Grove Homeowners Association

When Recorded, Mail to:

Eucalyptus Grove Homeowners Association
c/o Adams Stirling PLC
2566 Overland Avenue, Suite 730
Los Angeles, CA 90064

Recorded in Official Records
County of Santa Barbara

JOSEPH E. HOLLAND
County Clerk-Recorder

DOC # 2021-0009679

02/08/2021	Titles: 1	Pages: 5
03:48 PM		
SBC	Fees:	\$36.00
	Taxes:	\$0.00
E24	CA SB2 Fee:	\$75.00
	Total:	\$111.00

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**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS ESTABLISHING
A PLAN OF CONDOMINIUM OWNERSHIP FOR
EUCALYPTUS GROVE HOMEOWNES ASSOCIATION**

FIRST AMENDMENT

TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP FOR

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

This First Amendment to Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership for Eucalyptus Grove ("First Amendment"), is attached to and made a part of the Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership for Eucalyptus Grove as recorded in the Santa Barbara County Recorder's Office on August 1, 1985 as Document No. 1985-040003 ("CC&Rs"), First Supplement to Declaration of Covenants, Conditions and Restrictions for Eucalyptus Grove as recorded in the Santa Barbara County Recorder's Office on November 18, 1985 as Document No. 1985-061659 ("First Supplement"), and Second Supplement to Declaration of Covenants, Conditions and Restrictions for Eucalyptus Grove as recorded in the Santa Barbara County Recorder's Office on December 18, 1985 as Document No. 1985-068073 ("Second Supplement") and affecting the real property described as:

Lots 1, 2, and 3 of Tract Map 13,421 in the County of Santa Barbara,
State of California, according to the map thereof filed in Book 127,
page 55 & 56 of Maps in the Office of the Recorder of said County.

The CC&Rs, First Supplement, Second Supplement, and this First Amendment shall together constitute the "Amended CC&Rs" of Eucalyptus Grove Homeowners Association. In the event any term or provision in this First Amendment conflicts or is inconsistent with any other term or provision in the CC&Rs, First Supplement and/or Second Supplement, the term or provision in this First Amendment shall control. Except as otherwise amended herein, the CC&Rs, as supplemented, and each and every provision thereof, shall continue in full force and effect.

AMENDMENT

Section 13.1 of Article XIII is hereby deleted in its entirety.

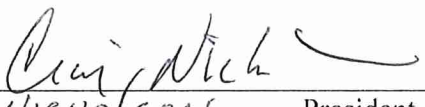
Section 13.2 of Article XIII is deleted in its entirety and replaced with the following:

Section 13.2 Amendment. Subject to the provisions of Section 13.3, this Declaration may be amended by the vote or written consent of a majority (over 50%) of the voting power of the Association. However, if any provision of this Declaration requires a greater or lesser percentage of the voting rights of members in order to take affirmative or negative action under such provision, the same percentage shall be required to amend or revoke such provision. Any amendment of this Declaration shall be evidenced by an instrument certified by the Secretary or other duly authorized officer of the Association and shall make appropriate reference to this Declaration and its amendments and shall be acknowledged and recorded in the Office of the Santa Barbara County Recorder.

CERTIFICATION


The undersigned duly authorized officers of Eucalyptus Grove Homeowners Association hereby certify and declare that pursuant to the provisions of Article XIII, Section 13.2 of the CC&Rs, this First Amendment was approved by not less than 75% of the total Voting Power of the Association.

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION



CRAIG NICHOLSON, President

12/19/20
Date



COLTON SMITH, Secretary

12/19/2020
Date

See Attached
Notarial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT - CIVIL CODE SECTION 1189

A notary public or other officer completing the certificate verifies only the identity of the individual who signed the document to which the certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

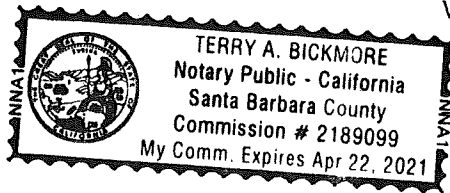
COUNTY OF Santa Barbara

On Dec 19, 2020 before me, Terry A. Bickmore, a Notary Public, personally appeared Craig Nicholson 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

(SEAL)



Terry A. Bickmore

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT - CIVIL CODE SECTION 1189

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STATE OF CALIFORNIA

COUNTY OF Santa Barbara

On 12-19, 2020 before me, Terry A. Bickmore, a Notary Public, personally appeared Colin Griffin 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

Terry A. Bickmore

(SEAL)