



# **HERITAGE RANCH PLANNED COMMUNITY**

## **COVENANTS, CONDITIONS AND RESTRICTIONS**

# **TRACT #1063 (SUPPLEMENTARY)**

In accordance with California Senate Bill 222, effective January 1, 2020, if this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

## **RECORDED SUMMARY PAGE**

A DECLARATION of Annexation for TRACT 1063 – consisting of 3 pages, was recorded on October 8, 1986, as Document #65218

The SUPPLEMENTARY DECLARATION for TRACT 1063, consisting of 4 pages, was recorded on August 18, 1986 as Document #51480. The SUPPLEMENTARY DECLARATION has subsequently been amended as follows:

**Amended by vote of the membership on October 11, 1990, as Document #69655**

Section 15 (Added as new)

**Amended by vote of the membership on April 22, 1993, as Document #1993-022349**

Section 3

**Amended by vote of the membership on November 8, 1999, as Document #1999-079399**

Section 1

**Amended by vote of the membership on October 9, 2007, as Document #2007066736**

Section ~~1~~516

AUG 1 8 1986

FRANCIS M. COONEY  
County Clerk-Recorder  
TIME 8:00 AM

**FIRST AMERICAN TITLE INSURANCE CO.**

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR TRACT 1063, WINDMILL RANCHOS

WHEREAS, Heritage Ranch and Cattle Company, a California Corporation, has recorded on May 25, 1972 in Book 1670, Page 367, as Document No. 16590, Official Records, San Luis Obispo County, California, a Declaration of Covenants, Conditions and Restrictions of Heritage Ranch and Cattle Company ("Declaration"), together with any duly recorded modifications and amendments thereto; and

WHEREAS, Article II of said Declaration provides that additional real property, including the area described below, may be annexed to and become a part of the Project (as that term is defined in said Declaration) subject to the provisions of said Declaration and the jurisdiction of the Heritage Ranch Owners' Association, a California non-profit corporation (hereinafter referred to as "Association") by said Heritage Ranch and Cattle Company, its successors and assigns; and

WHEREAS, Six Corporation, a California corporation (hereinafter referred to as "Declarant"), is a successor in interest to Heritage Ranch and Cattle Company, and is owner of the following real property to be annexed at this time:

Annexation Property:

Lots 1 through 26, Reservoir Road and Windmill Road as shown on that certain map entitled Tract 1063, WINDMILL RANCHOS filed on August 18, 1986, in Book 13 of Maps, at Page 37, San Luis Obispo County Records; and

WHEREAS, by recordation of this Supplementary Declaration of Covenants, Conditions, and Restrictions for Tract 1063, Windmill Ranchos, (Supplementary Declaration), Declarant hereby intends to cause the Annexation Property to become annexed to the Project and thereby to become subject to the Declaration and subject to the rights, powers and duties of said Association, upon the terms and conditions stated herein;

NOW THEREFORE, it is hereby declared that said Annexation Property shall be annexed to the Project and thereby shall be subject to said Declaration and subject to the rights, powers and duties of said Association on the following terms and conditions:

1. The term "Project" as defined in said Declaration and as used throughout said Declaration shall include said Annexation Property;
2. The term "Lot(s)" as defined in said Declaration and as used throughout said Declaration shall include all lots within said Annexation Property.
3. Without limiting the general application of said Declaration to said Annexation Property, Owners of lots shall be Members of said Association and shall have rights of use, enjoyment, ingress and egress over the Common Area and rights to vote and the obligation to pay assessments, all as provided in said Declaration.

4. The term "Common Area" as defined in said Declaration and as used throughout said Declaration shall include said Annexation Common Area, if and when the Association is deeded fee title to said Annexation Common Area by Declarant.

5. Declarant expressly reserves the right at any time prior to conveyance of an Annexation Lot or the Annexation Common Area, to withdraw said Annexation Lot or the Annexation Common Area from subjection to said Declaration, from this Annexation, and to nullify the effect of this Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos.

6. No amendment, addition, change or deletion in this Supplementary Declaration shall be deemed to alter or amend the general common plan for the Project created by said Declaration, nor affect the provisions of said Declaration as covenants running with the land or as equitable servitudes.

The undersigned, being the Declarant herein, has executed this Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos on June 27, 1985.

Declarant:

SIX CORPORATION  
a California Corporation

By: \_\_\_\_\_

Title: Vice-President

By: \_\_\_\_\_

Title: \_\_\_\_\_

RESTRICTIONS ON SIZE, PLACE, AND USE OF RESIDENCE LOTS

Section 1. Every residence dwelling constructed on a lot in Tract 1063, Windmill Ranchos, shall contain a minimum of 1,600 square feet of fully enclosed floor area, devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, and other out-buildings).

Section 2. Two or more contiguous lots under the same ownership may be treated as a single lot, so long as such treatment conforms to applicable County ordinances.

Section 3. Roofing material shall be constructed of clay or cement tile or cedar shakes.

Section 4. Garage size constructed must be a minimum of 528 square feet with roofing material to conform with Section 3.

Section 5. Antennas and antenna dishes are allowed but must be screened from view.

Section 6. The maximum height for fences is 6 feet.

Section 7. Butane tanks must be screened.

Section 8. Lots 2, 3, 5, 6, 7, and 17 must have a side yard set-back of 30 feet. *20' ft side yd. on all others*

Section 9. Front yard set-back must be 500 feet from Highway G-14.

Section 10. The construction of the dwelling and its improvements, which is begun on any lot in Tract 1063, shall have the exterior of the building improvement or structure, and all landscaping, completed within six (6) months after the beginning of such construction or placement of such building, improvement or structure on the lot, and the interior shall be completed within six (6) months after the beginning of such construction, and the interior shall be completed within twelve (12) months from its commencement.

Section 11. During the period of construction on any lot, all building materials, equipment and activities shall be confined and carried out within the boundaries of the lot and shall not encroach upon adjacent property. All trash and debris shall be placed in a trash container on a daily basis which is equipped with a cover, and construction materials shall be kept in a neat and orderly fashion.

Section 12. All structures and improvements shall be constructed with new material and no used improvements, structures or material (except used brick) shall be placed, moved onto or erected on, or relocated on any lot.

Section 13. The grading of any lot in Tract 1063 shall be kept to an absolute minimum and shall not be permitted except to accommodate improvements, structures, driveways, and drainage. All lot grading

must be done in accordance with an approved plan and design submitted to and approved by the appropriate Association Architectural and Environmental Control Committee.

Section 14. All architectural, landscaping and improvement plans must be submitted and approved by the Association Architectural and Environmental Control Committee.

The undersigned being the Declarant herein, has executed this Supplementary Declaration of Covenants, Conditions, and Restrictions for Tract 1063, Windmill Ranchos on June 27, 1986.

Declarant:

SIX CORPORATION  
a California Corporation

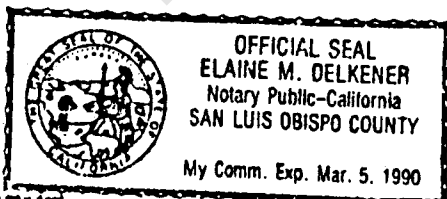
By: \_\_\_\_\_

Title: Vice-President

STATE OF CALIFORNIA )  
                                  ) ss  
COUNTY OF SAN LUIS OBISPO)

On June 27, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Warren B. Reeder, known to me to be the Vice-President of SIX CORPORATION, a California Corporation, whose name is subscribed to the within Supplementary Declaration of Covenants, Conditions, and Restrictions for Tract 1063, and known to me to be the person who executed the within instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed such instrument pursuant to the Bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



Elaine M. Delkener  
Elaine M. Delkener  
Notary Public in and for said  
County and State

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY

WHEN RECORDED RETURN TO:

FIRST AMERICAN TITLE COMPANY

DOC. NO. 65218  
OFFICIAL RECORDS  
SAN LUIS OBISPO CO., CA

OCT 8 1986

FRANCIS M. COONEY  
County Clerk-Recorder  
TIME 8:00 AM

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TRACT NO. 1063, WINDMILL RANCHOS

WHEREAS, Heritage Ranch and Cattle Company, a California corporation, has recorded on May 25, 1972 in Book 1670, Page 367, as Document No. 16590, Official Records, San Luis Obispo County, California, a Declaration of Covenants, Conditions and Restrictions of Heritage Ranch and Cattle Company ("Declaration"), together with any duly recorded modifications and amendments thereto; and

WHEREAS, Article II of said Declaration provides that additional real property, including the area described below, may be annexed to and become a part of the Project (as that term is defined in said Declaration) subject to the provisions of said Declaration and the jurisdiction of the Heritage Ranch Owners Association, a California non-profit corporation (hereinafter referred to as "Association") by said Heritage Ranch and Cattle Company, its successors and assigns; and

WHEREAS, Six Corporation, a California corporation (hereinafter referred to as "Declarant"), is a successor in interest to Heritage Ranch and Cattle Company, and is owner of the following real property to be annexed at this time:

Annexation Property:

Lots 1 through 26, Reservoir Road and Windmill Road as shown on that certain map entitled "Tract No. 1063, WINDMILL RANCHOS" filed on August 18, 1986, in Book 13 of Maps, at Page 37, San Luis Obispo County Records; and

WHEREAS, by recordation of this Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos ("Supplementary Declaration"), Declarant hereby intends to cause the Annexation Property to become annexed to the Project and thereby to become subject to the Declaration and subject to the rights, powers and duties of said Association, upon the terms and conditions stated herein;

NOW THEREFORE, it is hereby declared that said Annexation Property shall be annexed to the Project and thereby shall be subject to said Declaration and subject to the rights, powers and duties of said Association on the following terms and conditions:

1. The term "Project" as defined in said Declaration and as used throughout said Declaration shall include said Annexation Property;
2. The term "Lot(s)" as defined in said Declaration and as used throughout said Declaration shall include all lots within said Annexation Property;
3. Without limiting the general application of said Declaration to said Annexation Property, Owners of lots shall be Members of said Association and shall have

rights of use, enjoyment, ingress and egress over the Common Area and rights to vote and the obligation to pay Assessments, all as provided in said Declaration;

4. Declarant expressly reserves the right at any time prior to conveyance of a condominium within said Annexation Property to withdraw said Annexation Property from subjection to said Declaration, from this Annexation, and to nullify the effect of this Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos.

5. No amendment, addition, change or deletion in this Supplementary Declaration shall be deemed to alter or amend the general common plan for the Project created by said Declaration, nor affect the provisions of said Declaration as covenants running with the land or as equitable servitudes.

The undersigned, being the Declarant herein, has executed this Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos on Oct. 2, 1986.

Declarant:

SIX CORPORATION,  
a California corporation

By: \_\_\_\_\_


Title: Vice-President



STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN LUIS OBISPO )

On October 2, 1986, before me, the undersigned, a Notary Public  
in and for said County and State, personally appeared  
WARREN REEDER, known to me to be the  
Vice-President of SIX CORPORATION, a California corporation, whose  
name is subscribed to the within Supplementary Declaration of Covenants, Conditions and  
Restrictions for Tract 1063, Windmill Ranchos, and known to me to be the person who  
executed the within instrument on behalf of said corporation, and acknowledged to me  
that such corporation executed such instrument pursuant to the Bylaws or a Resolution of  
its Board of Directors.

WITNESS my hand and official seal.

  
Notary Public in and for said  
County and State



END OF DOCUMENT

VOL 2895 PAGE 128

RECORDING REQUESTED BY:  
Heritage Ranch Owners Association

DOC. NO. 03000  
OFFICIAL RECORDS  
SAN LUIS OBISPO CO., CA

AND WHEN RECORDED RETURN TO:  
Heritage Ranch Owners Association  
3945 Heritage Road  
Paso Robles, Ca. 93446

OCT 11 1990

FRANCIS M. COONEY  
County Clerk-Recorder  
TIME 10:25 AM

MODIFICATION AND AMENDMENT TO  
HERITAGE RANCH OWNERS ASSOCIATION  
SUPPLEMENTARY COVENANTS, CONDITIONS AND RESTRICTIONS

TRACT 1063  
WINDMILL RANCHOS

WHEREAS, on May 25, 1972 a Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 16590 in Book 1670, page 367 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 10, 1972 a first amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 21892 in Book 1677, page 571 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 27, 1972 a second amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 24079 in Book 1680, page 460 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 23, 1976 a third amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 28843 in Book 1911, page 447 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on January 8, 1987 a fourth amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 1187 in Book 2938, page 134 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on August 18, 1986 a Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 51480 in Book 2871, page 942 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, the following amendment has been adopted by an instrument in writing signed by seventy-five percent (75%) of the Owners in Tract 1063, Windmill Ranchos.

NOW, THEREFORE, HERITAGE RANCH OWNERS ASSOCIATION hereby amends the above-referenced Supplementary Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, in the following particulars:

ARTICLE XI, Section 11 for Tract 1063 only shall now read:

- a. Two dogs, cats or other usual household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. The Association shall have the power to adopt rules and regulations for the control of household pets within the tract, including but not limited to, the control of pets in the Common Area or in areas open to the general public.
- b. The raising, breeding and keeping of horses on any lot in this tract shall be allowed, provided that there shall not be more than one such animal for each one acre of real property. Foals of such horses under the age of eight (8) months shall not count for purposes of computing animals per acre.
- c. Hay, grain and feed may be stored on the lot, provided that such storage shall be limited to quantities of hay, grain and feed which are to be used only for feeding and maintaining the owner's livestock; and provided further that such storage is located in the area within the building setback lines.
- d. All portions of the current San Luis Obispo County Land Use Ordinance, Sections 22.08.044 and 23.08.046 are applicable."

IN WITNESS WHEREOF, HERITAGE RANCH OWNERS ASSOCIATION, a California Nonprofit Mutual Benefit Corporation, has executed this Modification and Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, on this 4<sup>th</sup> day of October, 1990.

HERITAGE RANCH OWNERS ASSOCIATION

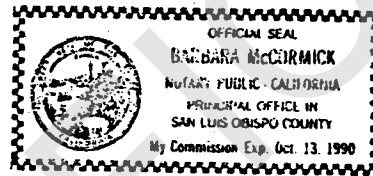
By W. Martin Miller  
W. Martin Miller, President

STATE OF CALIFORNIA )  
COUNTY OF SAN LUIS OBISPO ) ss.

On October 4, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared W. Martin Miller, known to me to be the President of the Corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its Covenants, Conditions and Restrictions.

Witness my hand and official seal.

Signature Barbara McCormick



Doc No: 1993-022349

Rec No: 26088

RECORDING REQUESTED BY:  
Heritage Ranch Owners Association

Official Records  
San Luis Obispo Co.  
FRANCIS M. COONEY  
Recorder  
Apr 22, 1993  
Time: 09:59

RF 8.00

AND WHEN RECORDED RETURN TO:  
Heritage Ranch Owners Association  
3945 Heritage Road  
Paso Robles, Ca. 93446

ee [ 2 ]

TOTAL 8.00

MODIFICATION AND AMENDMENT TO  
HERITAGE RANCH OWNERS ASSOCIATION  
SUPPLEMENTARY COVENANTS, CONDITIONS AND RESTRICTIONS

TRACT 1063  
WINDMILL RANCHOS

WHEREAS, on May 25, 1972 a Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 16590 in Book 1670, page 367 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 10, 1972 a first amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 21892 in Book 1677, page 571 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 27, 1972 a second amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 24079 in Book 1680, page 460 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 23, 1976 a third amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 28843 in Book 1911, page 447 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on January 8, 1987 a fourth amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 1187 in Book 2938, page 134 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on August 18, 1986 a Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 51480 in Book 2871, page 942 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, On October 11, 1990 a first amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 69655 in Book 3592, page 104 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, the following second amendment has been adopted by an instrument in writing signed by seventy-five percent (75%) of the Owners in Tract 1063, Windmill Ranchos.

NOW, THEREFORE, HERITAGE RANCH OWNERS ASSOCIATION hereby amends the above referenced Supplementary Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, in the following particulars:

RESTRICTIONS ON SIZE, PLACE AND USE OF RESIDENCE LOTS, Section 3 for Tract 1063 only shall now read:

"Roofing material shall be constructed of architectural grade metal, clay or cement tile, or cedar shakes."

IN WITNESS WHEREOF, HERITAGE RANCH OWNERS ASSOCIATION, a California Nonprofit Mutual Benefit Corporation, has executed this Modification and Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, on this 12<sup>th</sup> day of April, 1993.

HERITAGE RANCH OWNERS ASSOCIATION

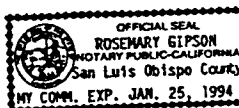
by: John A. Watt  
John A. Watt, President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN LUIS OBISPO )

On April 12, 1993, before me, Rosemary Ashton, personally appeared John Watt personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rosemary Ashton  
END OF DOCUMENT



Doc No: 1999-079399

Rpt No: 00098701

RECORDING REQUESTED BY:  
Heritage Ranch Owners Association

Official Records  
San Luis Obispo Co.  
Julie L. Rodewald  
Recorder

RF -1 10.00

AND WHEN RECORDED RETURN TO:  
Heritage Ranch Owners Association  
3945 Heritage Road  
Paso Robles, Ca. 93446

Nov 08, 1999  
Time: 15:18

[ 2 ]

TOTAL 10.00

MODIFICATION AND AMENDMENT TO  
HERITAGE RANCH OWNERS ASSOCIATION  
SUPPLEMENTARY COVENANTS, CONDITIONS AND RESTRICTIONS

TRACT 1063  
WINDMILL RANCHOS

WHEREAS, on May 25, 1972 a Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 16590 in Book 1670, page 367 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 10, 1972, a first amendment to the said Declaration of Covenants; Conditions and Restrictions for Tract 424 was recorded as Document 21892 in Book 1677, page 571 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 27, 1972 a second amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 24079 in Book 1680, page 460 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on July 23, 1976 a third amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 28843 in Book 1911, page 447 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on January 8, 1987 a fourth amendment to the said Declaration of Covenants, Conditions and Restrictions for Tract 424 was recorded as Document 1187 in Book 2938, page 134 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on August 18, 1986 a Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 51480 in Book 2871, page 942 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on October 11, 1990 a first amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 69655 in Book 3592, page 104 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on April 22, 1993 a second amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, was recorded as Document 1993-022349 in Book 4075, page 89 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, the following third amendment, to further clarify the property owner's construction standards, has been adopted by an instrument in writing signed by seventy-five percent (75%) of the Owners in Tract 1063, Windmill Ranchos.

NOW, THEREFORE, HERITAGE RANCH OWNERS ASSOCIATION hereby amends the above referenced Supplementary Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, in the following particulars:

RESTRICTIONS ON SIZE, PLACE AND USE OF RESIDENCE LOTS, Section 1 for Tract 1063 only shall now read:

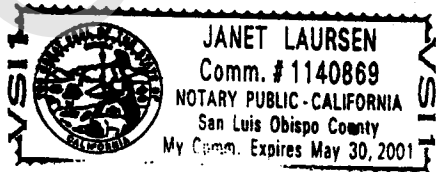
"Every residence dwelling constructed on a Lot in Tract 1063, Windmill Ranchos, shall contain a minimum of 1,600 square feet of fully enclosed floor area, devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, and other outbuildings). The placing or construction of any modular, prefabricated, or mobile home for use as a single family residence must meet the building standards of the current Uniform Building Code and must pass San Luis Obispo County building inspections as required for a site-built single family residence."

IN WITNESS WHEREOF, HERITAGE RANCH OWNERS ASSOCIATION, a California Nonprofit Mutual Benefit Corporation, has executed this Modification and Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063, Windmill Ranchos, on this 2 day of Nov, 1999.

HERITAGE RANCH OWNERS ASSOCIATION


By:   
Dan Heath, President

STATE OF CALIFORNIA )  
  ) )    ss.  
County of San Luis Obispo )



On Nov 2, 1999, before me, Janet Laursen, Notary Public, personally appeared Dan Heath personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary



RECORDING REQUESTED BY

Heritage Ranch Owners' Association

AND WHEN RECORDED RETURN TO:

Heritage Ranch Owners' Association  
3945 Heritage Road  
Paso Robles, CA 93446

**JULIE RODEWALD**  
San Luis Obispo County – Clerk/Recorder

Recorded at the request of  
**North County Receipts**

ARNC  
10/09/2007  
3:10 PM

DOC#: 2007066736



Titles: 1 Pages: 2

Fees	10.00
Taxes	0.00
Others	0.00
PAID	\$10.00

**MODIFICATION AND AMENDMENT TO**  
**HERITAGE RANCH OWNERS' ASSOCIATION COVENANTS,**  
**CONDITIONS AND RESTRICTIONS**

Tract 1063

WHEREAS, on May 25, 1972 a Declaration of Covenants, Conditions and Restriction for Tract 424 was recorded as Document 16590 in Book 1670, page 367 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on August 18, 1986 a Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063 was recorded as Document 51480 in Book 2871, page 942 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on October 11, 1990 a first amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063 was recorded as Document 69655 in Book 3592, page 104 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on April 22, 1993 a second amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063 was recorded as Document 1993-022349 in Book 4075, page 89 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, on November 8, 1999 a third amendment to the said Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063 was recorded as Document 1999-079399 of Official Records, County of San Luis Obispo, State of California; and

WHEREAS, the following amendment has been adopted by an instrument in writing signed by more than seventy-five percent (75%) of the owners of Tract 1063, Windmill Ranchos at Heritage Ranch, a Subdivision per the Map recorded in Book 13, Page 37 of Maps.

NOW, THEREFORE, HERITAGE RANCH OWNERS' ASSOCIATION hereby amends the above-referenced Supplementary Covenants, Conditions and Restrictions for Tract 1063 as follows:

Section 15.

No well except for the production of water for domestic or agricultural use is allowed to be operated or constructed upon any lot in this tract, nor shall any machinery, appliance or structure be placed, operated or maintained thereon for use in connection with any commercial, retail, service, trading, manufacturing or repairing business related to the same.

IN WITNESS WHEREOF, HERITAGE RANCH OWNERS' ASSOCIATION, a California Corporation, has executed this Modification and Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Tract 1063 on this 9<sup>th</sup> day of October 2007.

HERITAGE RANCH OWNERS' ASSOCIATION

By: Bill Barker  
Bill Barker, President

STATE OF CALIFORNIA    )  
                                      )  
County of San Luis Obispo    )

ss.

On Oct. 4, 2007, 2007, before me, Linda C. Jones, Notary Public, personally appeared Bill Barker, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Linda C. Jones  
Signature of Notary

