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DRM DOCUMENT 29

9303629

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Hidden Valley Homeowner  
Association  
45 Hidden Valley Rd.  
Hollister, Ca 95023

RECORDED AT REQUEST OF Hidden Valley  
APR 8 1993 AT 90 MIN. PAST 3p W  
OFFICIAL RECORDS, SAN BENITO COUNTY - JOHN B. WOODS, Recorder  
FEE: 8.00

SPACE ABOVE THIS LINE FOR RECORDERS USE

AMENDMENTS TO THE  
Declaration of Covenants, Conditions and Restrictrions Hidden Valley  
Subdivision

Recorded March 1, 1980 in book 8 of maps page 99, official records of San Benito County  
#154705 vol 450 pg 982

Amendments to the original Covenants, Conditions and Restrictions have been made based  
on a 75% vote to approve these amendments by our association members and as attested  
to by the Hidden Valley Association Board Members who administered this balloting  
process.

The Amendments

Article 5 ( Major Duties of the Association )

1 through 6 remain the same add 7 as follows:

7. The Board in section 1 through 4 is responsible to insure that proper and  
timely maintainance takes place in order to maintain our pleasant surroundings  
and maintain the same aesthetic standards that the architectural control  
committee expects from our Members.

Article 6 ( Architectural Control And Restrictions )  
Section 4 Residence Standards

D. would be replaced as follows:

D. Wood Shake, or Shingle roofs are allowed, preferred roofing will be fire  
proofed or textured tile to resemble wood. Terra Cotta Tile, Asphalt or high  
quality Fiber Glass shingles are considered to be materials acceptable for this  
use.

Section 7 Fences

A and B remain the same add C and D.

C. Other woven wire fencing may be used ( with architectural control committee  
approval) such as woven horse wire. This fencing must be installed on T posts  
and meet the criteria listed in (B) concerning the height of posts above ground  
and the method of installation. However, the two strand barb wire or smooth  
wire at the top of the fence is optional at the owner discretion.

D. Other Strand wires will be considered by the Architectural Control Committee  
as long as they maintain the open appearance desired and are acceptable for  
animal control.

Board President    Treasurer    Secretary    Bd. Member    Bd. Member  
*[Signature]*    *[Signature]*    *[Signature]*    *[Signature]*    *[Signature]*  
6/26/92    5/28/92    3-26-93  
DATE: \_\_\_\_\_

NOTES FROM MEETING WITH ATTORNEY PAXTON  
TUESDAY, OCTOBER 19, 1999  
10:00 AM

FOLLOWING IS AMENDMENT TO CC& R'S RECORDED APRIL 8, 1993 THAT WAS PRESENT BY MR. PAXTON

Amendments to the  
Declaration of Covenants, Conditions and Restrictions  
Hidden Valley Subdivision

Recorded April 8, 1993

•Amendment

Article 5 (Major Duties of the Association) This amendment was made based on a 75% vote by association members.

Numbers 1 through 6 remain the same - add 7 as follows:

7. The board in section I through 4 is responsible to insure that proper and timely maintenance takes place in order to maintain our pleasant surroundings and maintain the same aesthetic standards that the architectural control committee expects from members.

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DISCUSSION

•May have liability issue if the ground in equestrian trail area is not properly maintained as stated in CC&R's

•Association's responsibility to maintain common areas to prevent third party injury and any liabilities.

• Equestrian trail/easement area must be suitable to ride.

• Equestrian easement is part of common area and it is the duty of the Homeowner's Association to maintain the easement.

Recommendation presented by Paxton was that the Board enlist the opinion and recommendation of an independent company and/or individual familiar with equestrian maintenance and soil erosion. This professional opinion will help determine what needs to be done in the equestrian areas to carry out the duties of the Board and also used as needed to serve as "backup" for protection of the Association.

\* An individual homeowner cannot make use of designated easement areas if it will effect the use for which it was originally established ie. equestrian easement for riding purposes.

Additional Notes:

Kennedy Lease was discussed - they will be served with 60 day notice to vacate premises. For the present this area will be left as open space.

It will be noted in the minutes as to how each individual Board member votes on any issues.

Any future land/lease agreement for grazing will include ... homeowners will continue to have access to open space through grazing areas (arena).