

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED, MAIL TO:

JACKSON, DeMARCO &
PECKENPAUGH (JML)
4 Park Plaza, 16th Floor
Irvine, CA 92614

DOC # 2002-099785
05/21/2002 02:25P DR Fee:16.00
Page 1 of 4
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
Recorded By FIRST AMERICAN TITLE COMPANY



(Space Above for Recorder's Use)

APC

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SUMMIT RIDGE AT SADDLE MOUNTAIN

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national original, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.1 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.

JML314\29564\000\AMI:ND\4473112
3/16/02

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SUMMIT RIDGE AT SADDLE MOUNTAIN**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Summit Ridge at Saddle Mountain (the "*First Amendment*") is made by STANDARD PACIFIC CORP., a Delaware corporation ("*Declarant*").

RECITALS

A. On February 8, 2002, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Summit Ridge at Saddle Mountain (the "*Declaration*") as Instrument No. 2002-024701 in the Official Records of San Mateo County, California.

B. The Declaration affects real property in the City of Daly City, County of San Mateo, State of California, described as follows (the "*Covered Property*"):

Lots 1 to 17, inclusive, and 29 to 37, inclusive, as shown on the Map of Saddle Mountain Subdivision filed for record on July 19, 2001 in Book 131 at Pages 32 to 37, inclusive, of Maps, records of San Mateo County.

C. Section 17.3 of the Declaration provides that for so long as Declarant owns any portion of the Covered Property, Declarant has the right to unilaterally amend the Declaration in order to make any modifications that are required by any public agency as a condition to approving the documents or the Development. Declarant owns the Covered Property, and the California Department of Real Estate is requiring this amendment as a condition of approving documents for the Development.

D. Declarant is amending the Declaration to provide the complete definition of "Net Usable Area" as Section 1.53 of the Declaration. Due to a printing error, only a portion of the definition was included in the Declaration.

THEREFORE, Declarant declares as follows:

1. **Section 1.53. Definition of Net Usable Area.** The sentence "Area that is burdened with the Sideyard Easement that is appurtenant to, and for the benefit of, the Separate Interest of such Owner" at the top of page 11 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 1.53 Net Usable Area. "Net Usable Area" shall mean the geographic area within the Covered Property for which an Owner is responsible which shall be comprised of (i) the Separate Interest conveyed in fee to such Owner except the portion thereof, if any, that is the Sideyard Easement Area that is burdened with a

Sideyard Easement that is appurtenant to, and for the benefit of, a contiguous Separate Interest, and (ii) the portion of a contiguous Separate Interest that is the Sideyard Easement Area that is burdened with the Sideyard Easement that is appurtenant to, and for the benefit of, the Separate Interest of such Owner.”

2. **Ratification.** Except as expressly modified herein, the capitalized terms used in this First Amendment shall have the meanings given them in the Declaration. Except as amended by this First Amendment, the Declaration is ratified and affirmed by Declarant.

[Signatures on Next Page]



2002-099785
05/21/2002 02:26P
DR Page: 3 of 4

