

RECORDING REQUESTED BY:
TWIN LAKES PROPERTY OWNERS ASSOCIATION

AND WHEN RECORDED
MAIL TO:

*TLPOA
P.O. Box 623
Bridgeport, CA
93517*

Doc # **2021007711**

Page 1 of 15

Date: **11/1/2021 02:33P**

Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of MONO COUNTY
SCHEEREN DEEMAN
CLERK-RECORDER
Fee: \$51.00

THIS SPACE FOR RECORDERS USE ONLY

NOTE: Cover page to determine applicability and amount of fees and exemptions. Additional recording fees may apply.

DOCUMENT TITLE: *AMENDMENT TO THE TWIN LAKES SUBDIVISION DECLARATION OF RESTRICTIONS NORTH AND SOUTH PORTIONS*

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT THE DOCUMENTARY TRANSFER TAX IS \$ _____ and:

- Computed on full value of property conveyed.
- Computed on full value less liens and encumbrances remaining at time of sale.
- Exempt from Documentary Transfer Tax pursuant to: _____
 - Unincorporated area
 - Town of Mammoth Lakes

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT THE BUILDING HOMES AND JOBS ACT FEE IS \$ _____ and:

- Recording affects or relates to _____ parcels of real property.
- Recording is part of a single transaction that includes other documents for which the maximum amount of the Building Homes and Jobs Act fee is reached.
List other Documents in Transaction: _____
- Exempt because recording is in connection with a transfer subject to the imposition of a documentary transfer tax:
 - This recording (see above DTT declaration) OR
 - Previously recording: _____ recorded on or about _____
- Exempt because recording is in connection with a transfer of a residential dwelling to an owner-occupier.
 - This document (see above DTT declaration) OR
 - Previously recorded documents: _____ recorded on or about _____
- Exempt because recording is exempt from the payment of all recording fees pursuant to: _____
- Exempt because recording does not affect or relate to real property.

Twin Lakes Property Owner's Association
P.O. Box 623
Bridgeport, CA 93517

AMENDMENT TO THE TWIN LAKES SUBDIVISION DECLARATION OF RESTRICTIONS,
NORTH AND SOUTH PORTIONS

Twin Lakes Property Owners' Association members requested an amendment to be added to the Twin Lakes Subdivision existing Covenants, Conditions and Restrictions ("CC&R's") under Article II – Use. A majority of the property owners, by vote, have approved amending the Twin Lakes Property Owners CC&R's to prohibit Short Term Rentals ("STRs") in the subdivision.

Please see the following added language:

**Article II
USE**

Current

- 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than the one detached single-dwelling, and a private garage for not more than two (2) cars. Construction of the exterior portion of any permitted structure, as identified in this paragraph, must be totally completed within five (5) years from the date of commencement of construction thereof.

Amendment

- 1. No lot shall be used except for residential purposes. **Short Term Rentals ("STRs"), as defined as rentals for periods of thirty days or less, for business or commercial ventures, are prohibited.** No building shall be erected, altered, placed or permitted to remain on any lot other than the one detached single-dwelling, and a private garage for not more than two (2) cars. Construction of the exterior portion of any permitted structure, as identified in this paragraph, must be totally completed within five (5) years from the date of commencement of construction thereof.

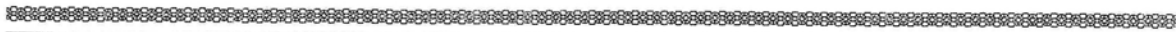
Date: 11-1-2021

President: Rocky A Reed

Print Name: ROCKY A REED

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189



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

State of California }
County of Mono }

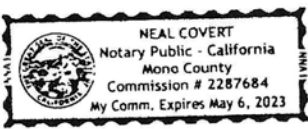
On Nov 1st 2021 before me, Neal Covert, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rockey A. Reed
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Amendment to the Twinlakes Subdivision declaration of Restrictions

Document Date: North and South Portions Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____