



2019-0013308

RECORDING REQUESTED BY
MEADOWLARK RANCH ASSOCIATION
AND WHEN RECORDED RETURN TO:

Recorded	REC FEE	42.00
Official Records		
County of	SB2 HOUSING	75.00
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		

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**NINTH AMENDMENT TO DECLARATION OF ESTABLISHMENT
OF PROTECTIVE COVENANTS AND RESTRICTIONS ON
MEADOWLARK RANCHES, SANTA YNEZ, CALIFORNIA**

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**NINTH AMENDMENT TO DECLARATION OF ESTABLISHMENT
OF PROTECTIVE COVENANTS AND RESTRICTIONS ON
MEADOWLARK RANCHES, SANTA YNEZ, CALIFORNIA**

We, the Chair and Secretary of the Ranch Committee of the Meadowlark Ranch Association declare that at least two thirds (2/3) of the total eligible votes of members of the Meadowlark Ranch Association approved the following amendment to the Declaration of Establishment of Protective Covenants and Restrictions on Meadowlark Ranches (herein called the Restrictions), which Restrictions were recorded in Book 1747, page 433, and re-recorded on August 15, 1960 at Book 1770, page 438 in the Official Records, Office of the County Recorder, Santa Barbara County, California, (herein referred to as "Official Records") and amended on February 26, 1977, and recorded May 17, 1977 as Instrument No. 77-24010 in Official Records, and amended on February 20, 1982, and recorded October 8, 1982 as Instrument No. 82-42504 in the Official Records; and amended on May 21, 1983, and recorded October 7, 1983, as Instrument No. 83-54001 in the Official Records; and amended on September 24, 1983, and recorded March 8, 1984, as Instrument No. 84-12357 in the Official Records, and amended on

July 27, 1984, and recorded December 3, 1984, as Instrument No. 1984-064480 in the Official Records and amended on June 12, 1989, and recorded October 9, 1989, as Instrument No. 89-067458 in the Official Records, and amended on November 23, 1993, and recorded December 15, 1993, as Instrument No. 93-100032 in Official Records, and amended on March 18, 2005, and recorded March 25, 2005 as Instrument No. 2005-0027259 in Official Records, and re-recorded on September 6, 2005 as Instrument No. 2005-0086513, and further declare that these Amendments were adopted pursuant to Article VIII Section 8.7 of the Restrictions, as follows:

Section 6.4 of ARTICLE VI PERMITTED STRUCTURES is amended so as to read in its entirety, as follows:

“6.4 Permitted Structures. No structure shall be erected or maintained on any Lot other than one (1) single family residence with a private garage, and either one (1) guest house or one (1) second residential unit; neither any guest house nor any second residential unit may be sold separately from the main single-family residence or used of any purpose whatsoever except residential ranch use. The Architectural Committee may permit construction of utility sheds, barns, or other structures reasonably necessary for, and incidental to, residential ranch use, provided that no Quonset hut-type structures or unpainted metal structures shall be permitted. No single-family residence shall be rented or leased for a term less than thirty (30) consecutive days.

A guest house shall comply in all respects with the requirements of the Santa Barbara County Zoning Ordinance and may be occupied on a temporary basis only by the occupants of the main dwelling or their non-paying guests. A guest house will not be rented or let out, whether the compensation is paid directly or indirectly in money, goods, wares, merchandise or services. “Temporary” is defined as occupying the guest

house for no more than one hundred twenty (120) days in any twelve (12) month period.

A Second residential Unit shall comply in all respects with the requirements of the Santa Barbara County Zoning Ordinance, as modified by the Ranch Committee.

The Ranch Committee may have restrictions in addition to those imposed by the County, as enumerated in this document and its amendments. Residential second units are exclusively intended to provide non-commercial residential housing opportunities for the varying needs of extended family members and those who provide services to the family (such as domestic assistants, care givers for the elderly, and childcare providers). The intent is also to ensure a safe and attractive residential environment by promoting high standards of site development. No second residential unit shall be rented or leased for a term less than thirty (30) consecutive days.

If the second residential unit is to be occupied, then the owner of the lot shall reside on said lot, in either the main dwelling or in the second residential unit, except when disability or infirmity require institutionalizations of the owner, or the Ranch Committee or its designee approves in writing the owner's written request for a temporary absence due to illness, temporary employment relocation, sabbatical, extended travels, or other good cause.


Consistent with Article VI, Section 6.1 and 6.2 of these Restrictions, no commercial use is allowed in guest houses or second residential units. Limitations include, but are not limited to, operation of a commercial business from these units. Construction of any guest house or second residential unit shall require the approval of the Architectural Committee consistent with procedures outlined in Article


III of these Restrictions.”

IN WITNESS WHEREOF, declarants have executed this NINTH
AMENDMENT TO DECLARATION OF ESTABLISHMENT OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS ON MEADOWLARK
RANCHES at Santa Ynez, California.

Dated: March 25, 2019

MEADOWLARK RANCH ASSOCIATION

By 
MICHAEL J. NUANES
Chair

By 
LIDA SIDERIS
Secretary

ACKNOWLEDGMENT

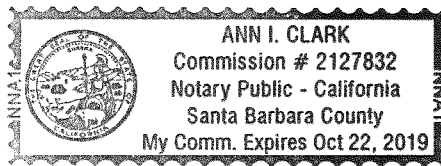
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On March 25, 2019, before me, ANN I. CLARK, notary public, personally appeared Lida Sideris, who 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.

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.



Ann I. Clark
Notary Public Signature

(Seal)

Attached to:

Ninth Amendment to Declaration of Establishment
Of Protective Covenants and Restrictions on
Meadowlark Ranches, Santa Ynez, California
2019

ACKNOWLEDGMENT

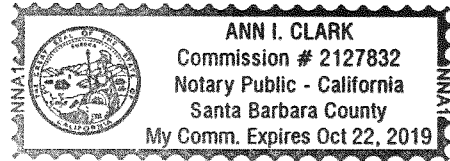
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On APRIL 1, 2019, before me, ANN I. CLARK, notary public, personally appeared Michael J. Nuanes, who 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.

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.



Ann I. Clark
Notary Public Signature

(Seal)

Attached to:

Ninth Amendment to Declaration of Establishment
Of Protective Covenants and Restrictions on
Meadowlark Ranches, Santa Ynez, California
2019