

RECORDING REQUESTED BY
MEADOWLARK RANCHES ASSOCIATION
AND WHEN RECORDED RETURN TO

EIGHTH 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 a special meeting of the Ranch Committee duly called, noticed and held on _____, 2004, by a unanimous vote of said committee, declare that the following amendment is hereby adopted 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 Instruments 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 the Official records and further declare that these Amendments were adopted pursuant to Article VIII Section 8.7 of the Restrictions, as follows:

FIRST:

Existing sections 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19 of ARTICLE I DEFINITIONS are respectively renumbered 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20 of said Article. Existing Sections 1.20 and 1.21 of ARTICLE I DEFINITIONS are respectively renumbered 1.22 and 1.23 of said Article.

SECOND:

New Section 1.9 is added to ARTICLE I DEFINITIONS as follows:

“1.9 Guesthouse shall mean and refer to a structure defined as a Guest House-Cottage by the County of Santa Barbara Zoning Ordinance presently or hereafter applicable to a Lot.”

THIRD:

New Section 1.20 is added to ARTICLE I DEFINITIONS as follows:

“1.20 Second Residential Unit shall mean and refer to a structure defined as either an “Attached Residential Second Unit” or a “Detached Second Residential Unit” by the County of Santa Barbara Zoning Ordinance presently or hereafter applicable to a Lot except that such units shall not exceed one thousand square feet in gross floor area.”

FOURTH:

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 or utility sheds, bars, or other structures reasonably necessary for, and incidental to, residential ranch use, provided how that no Quonset hut-type structures or unpainted metal structures shall be permitted.

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 on 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.

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 EIGHTH AMENDMENT TO DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS ON MEADOWLARK RANCHES at Santa Ynez, California.

Dated: _____, 2004

MEADOWLARK RANCH ASSOCIATION

By _____

Chair

By _____

Secretary