

RECORDING REQUESTED BY AND,  
WHEN RECORDED, MAIL TO:

Neuland, Whitney & Michael, APC  
c/o: Frederick T. Whitney, Esq.  
22342-A Avenida Empresa, Suite 100  
Rancho Santa Margarita, CA 92688

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder  
24.00  
\* \$ R 0 0 0 9 6 4 1 0 9 7 \$ \*  
2017000443842 9:06 am 10/19/17  
90 SC5 A19 F13 6  
0.00 0.00 0.00 0.00 15.00 0.00 0.00 0.00

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

**FIRST AMENDMENT TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
RESERVATION OF EASEMENTS  
FOR  
LADERA RANCH**

**A MASTER PLANNED COMMUNITY**

This First Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Ladera Ranch a Master Planned Community ("First Amendment") is executed by the Ladera Ranch Maintenance Corporation, a California Nonprofit Public Benefit Corporation ("LARMAC").

**RECITALS**

A. DMB Ladera, LLC, a Delaware limited liability company ("Declarant") executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Ladera Ranch ("Master Declaration") which was recorded on June 18, 1999, as Instrument No. 19990456273 in the Official Records of Orange County, California.

B. Article XIV, Sections 14.3.1, 14.3.2, and 14.3.5 of the Master Declaration provide the provisions for an amendment to Article II, which pertains to "Use Restrictions." An amendment to Article II may be achieved by a vote of the Neighborhood Representatives, and upon an instrument signed and sworn to by two (2) officers of LARMAC, certifying that the requisite number of Neighborhood Representatives voted, and signed by the Declarant. The signatures of the President and Secretary of LARMAC and of Declarant on this First Amendment constitute such a certification.

C. Pursuant to Article XIV, Section 14.3.1, and Article IV, Section 4.7.4 of the Bylaws, an amendment to the Master Declaration may be adopted by Neighborhood Representatives holding at least a majority of the voting power of LARMAC (50.01%) for the proposed amendment to pass.

D. Article II of the Master Declaration sets forth use restrictions affecting Owners. This First Amendment adds a provision to the Master Declaration at Article II, Section 2.22 prohibiting smoking on LARMAC Property.

11  
6p  
FF

E. Except as otherwise provided herein, the capitalized terms in this First Amendment shall have the same meaning and effect as given to such terms referenced in the Master Declaration. Except as otherwise expressly provided herein, all the provisions of the Master Declaration are hereby expressly incorporated herein by reference as though fully set forth herein.

NOW THEREFORE, LARMAC hereby declares that Article II, Section 2.22 of the Master Declaration is added to the Master Declaration and reads as follows:

**2.22 SMOKING ON LARMAC PROPERTY.** Smoking of any kind, including the use of electronic cigarettes or similar, is expressly prohibited from all LARMAC Property, including but not limited to pools, clubhouses, parks, sports fields and courts, trails, walkways, private streets, alleyways, and landscaped areas.

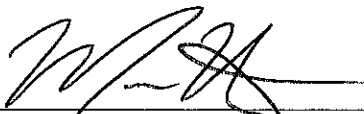
## CERTIFICATE OF AMENDMENT

### BY LARMAC:

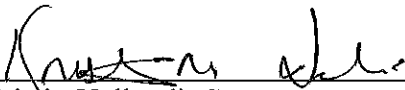
We, the undersigned, do hereby certify that:

1. Article XIV, Sections 14.3.1, 14.3.2, and 14.3.5 of the Master Declaration provide that an amendment to Article II may be achieved by a vote of the Neighborhood Representatives holding at least a majority of the voting power of LARMAC and;
2. The foregoing First Amendment to the Master Declaration was duly adopted by the Neighborhood Representatives holding a majority of the voting power of LARMAC on July 12, 2017.

Dated: 10-13, 2017

By:   
Marc Miles- President

Dated: Oct- 4, 2017

By:   
Kristin Vellandi- Secretary

### BY DECLARANT:

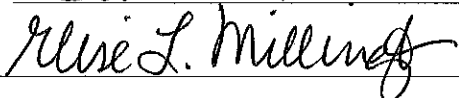
1. Pursuant to the Master Declaration at Article VI, Section 6.6.8, the Declarant has the right to veto any proposed Amendment to Article II.
2. Declarant acknowledges that it has the veto right, and that on July 12, 2017, the Neighborhood Representatives of LARMAC voted in favor and approved the foregoing amendment.

DMB Ladera, LLC, a Delaware limited liability company

By: Rancho Mission Viejo, LLC, its Agent and Manager

By: 

Its: Senior VP

By: 

Its: Elise Millington  
Sr. Vice President & CFO

## ALL-PURPOSE ACKNOWLEDGEMENT

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 to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF ORANGE )

On October 3, 2017, before me, Tammy D. Lee, a Notary Public, personally appeared Paul Johnson and Elise L. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name <sup>are</sup> ~~is~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity, and that by ~~his~~/~~her~~/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

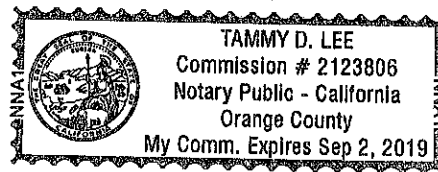
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Tammy D. Lee

(seal)



## ALL-PURPOSE ACKNOWLEDGEMENT

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 to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

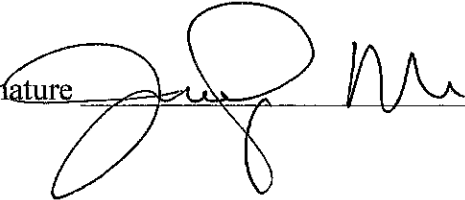
COUNTY OF ORANGE )

On Oct. 4, 2017, before me, Jennifer Niemela, a Notary Public, personally appeared Kristin N. Vellandi, who proved to me on the basis of satisfactory evidence to be the person ~~whose~~ whose name is subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity, and that by his ~~her~~ their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

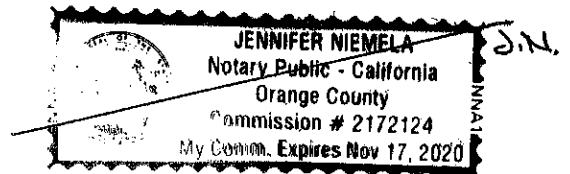
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)



## ALL-PURPOSE ACKNOWLEDGEMENT

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 to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

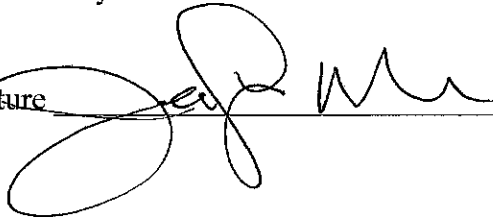
COUNTY OF ORANGE )

On Oct. 13, 2017, before me, Jennifer Niemela, a Notary Public, personally appeared Marc Miles, who proved to me on the basis of satisfactory evidence to be the person ~~whose~~ whose name is subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity, and that by ~~his~~ her/their 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.

Signature



(seal)

