

CLARIDGE POINTE HOMEOWNERS ASSOCIATION

Date: January 3, 2006

To: All Claridge Pointe HOA Members


From: Claridge Pointe BOD

Re: Amendment to CC&Rs

Dear Homeowner,

Enclosed you will find a copy of the Board of Directors Meeting Agenda as well as the Lawsuit Committee Meeting Agenda, both scheduled for January 18, 2006. Also, please review the enclosed amendment to the CC&R's. This amendment will take effect thirty days from the date of this mailing. The Board, at their next meeting, will review fines for failure to comply with this amendment. Should you have any concerns regarding this or any other issues, please feel free to attend the meetings on the 18th all homeowners are welcome to attend.

Sincerely,



Chris Stapleton
Community Manager

cs

Professionally Managed By:
Edington & Associates Inc.
2255 Green Vista Drive #402
Phone: 674-8000 / Fax: 674-8010
www.edington.net

When recorded mail to:

Edington & Associates
2255 Green Vista Dr. Ste. 402
Sparks, NV 89431-7599

Conformed Copy
12/08/2005 04:32P Fee:18.00
RPTT 0.00
BK1
Requested By
GAKYLE KERN
Washoe County Recorder
Kathryn L. Burke - Recorder

APNs: 082-771-01 through 17
APNs: 082-772-01 through 27
APNs: 082-773-01 through 31
APNs: 570-051-01 through 13
APNs: 570-052-01 through 03
APNs: 570-053-01 through 06
APNs: 570-054-01 through 08

FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
CLARIDGE POINTE HOMEOWNERS ASSOCIATION
(REVISED FOR FHA & VA APPROVAL)

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CLARIDGE POINTE HOMEOWNERS ASSOCIATION (REVISED FOR FHA & VA APPROVAL) ("First Amendment") is made this 21 day of November, 2005, by the President and Secretary of the Claridge Pointe Homeowners Association, a Nevada non-profit corporation (the "Association").

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions of Claridge Pointe Homeowners Association (Revised for FHA & VA Approval) was recorded on February 11, 1997, in the Official Records of Washoe County, Nevada, as Document No. 2071501 (the "Declaration");

WHEREAS, the Declaration affects all that real property described in Exhibit "A" attached hereto; and

WHEREAS, the members of the Association approved the amendment of the Declaration as hereinafter set forth;

NOW, THEREFORE, the undersigned hereby acknowledge and certify, pursuant to Article VII, Section 7.3 of the Declaration, that the Owners (as defined in the Declaration) entitled to cast

at least seventy-five percent (75%) of the number of votes entitled to be cast pursuant to Section 7.3, Article VII of the Declaration to amend the Declaration as follows:

1. Article I, Section 1.1 shall read as follows:

Section 1.1. Dwellings Allowed. Only single-family multiple-section manufactured housing units that have been converted to real property in accordance with applicable law and used for residential purposes excepting as specified in Article I herein, including private garages used in connection with such residences, and other outbuildings, as expressly provided hereinafter, shall be permitted. There shall be no housing units that are not converted to real property allowed anywhere within the SUBDIVISION.

2. Article I, Section 1.7 shall read as follows:

Section 1.7. Construction Completion Date. Upon placement of any dwelling unit with SUBDIVISION all reasonable speed and diligence shall be employed by Owner to complete the placement and the construction of the dwelling. Should a Label of Compliance or the Label of Installation be removed from the manufactured house, occupancy shall thenceforth not be permitted, until the structure has been re-inspected and re-approved as may be required by applicable law. All homes must be converted to real property within sixty days of placing the home in the SUBDIVISION at the expense of the Owner. Any home not converted to real property as of the date of this Amendment shall be converted no later than sixty days after such recording of this Amendment and the Association shall pay up to the sum of \$100.00 for any such home to be converted but after sixty days following the recording of this Amendment, the Association shall no longer have any obligation to pay such sum and the cost of any conversion will be at the sole expense of the Owner. No house shall be removed from a lot in the subdivision.

Declaration is in Full Force and Effect as Amended. Except as amended as set forth above, the Declaration shall remain in full force and effect according to the original terms thereof, and by the amendments set forth in this Certification of Amendment.

IN WITNESS WHEREOF, the undersigned, President and Secretary of the Board of Directors of the Claridge Pointe Homeowners Association, a Nevada nonprofit corporation, have executed this Certification of Amendment as of the date first set forth above.

BOARD OF DIRECTORS OF THE CLARIDGE POINTE
HOMEOWNERS ASSOCIATION, A NEVADA NON-
PROFIT CORPORATION

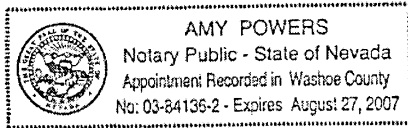
By: Brent West
BRENT WEST
Its: President

By: Jocelyn Stanford
JOCELYN STANFORD
Its: Secretary

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 21 day of November, 2005, personally appeared before me, a notary public, Brent West, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that he is the President of the Board of Directors of the Claridge Pointe Homeowners Association, and who further acknowledged to me that he executed the foregoing instrument on behalf of said association for the uses and purposes therein stated.

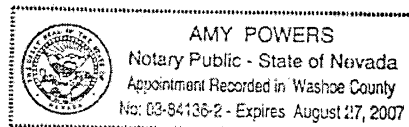
Amy Powers
NOTARY PUBLIC



STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 21 day of November, 2005, personally appeared before me, a notary public, Jocelyn Stanford, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that she is the Secretary of the Board of Directors of the Claridge Pointe Homeowners Association, and who further acknowledged to me that she executed the foregoing instrument on behalf of said association for the uses and purposes therein stated.

Amy Powers
NOTARY PUBLIC



CERTIFICATE OF SECRETARY

I, Jocelyn Stanford, being duly elected and acting as Secretary of Claridge Pointe Association hereby certifies as follows:

1. That not less than seventy-five percent (75%) of the Owners of the Claridge Pointe Association approved the First Amendment to the Declaration of Covenants, Conditions and Restrictions of the Association; and
2. The affirmative action was taken by those members whose votes are recorded in the official records of the Association; and
3. The total number of units in the Association is one hundred and one (101) and the number of Owners indicating their approval of this First Amendment is seventy-nine (79).

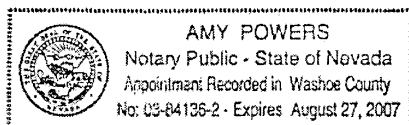
DATED this 21 day of Nov, 2005.

Secretary

BY: Jocelyn Stanford
JOCELYN STANFORD

STATE OF NEVADA)
).ss:
COUNTY OF WASHOE)

On this 21 day of November 2005 personally appeared before me, Jocelyn Stanford, known to me or proved to me to be the person mentioned in the above and foregoing documents, and who acknowledged to me that she executed the same for the uses and purposes therein mentioned.



Amy Powers
Notary Public

Claridge Pointe on the Green
Claridge Pointe North

APNs 082-771-01 through 17
APNs 082-772-01 through 27
APNs 082-773-01 through 31
APNs 570-051-01 through 13
APNs 570-052-01 through 03
APNs 570-053-01 through 06
APNs 570-054-01 through 08

Legal Description

The following describes two (2) parcels of land, situate within a portion of the Southwest 1/4 of Section 15 and a portion of the North 1/2 of Section 22, T20N, R19E, MDM, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

PARCEL 1:

All that certain land, comprised of all lots, streets and common areas within the boundary of that certain "Official Plat of Claridge Pointe on the Green", recorded on October 12, 1995, as Subdivision Tract Map 3194, File No. 1933200, Official Records of Washoe County, Nevada.

Containing an area of 12.77 acres of land, more or less.

PARCEL 2:

All that certain land, comprised of all lots, streets and common areas within the boundary of that certain "Official Plat of Claridge Pointe North", recorded on April 1, 1998, as Subdivision Tract Map 3518, File No. 2195757, Official Records of Washoe County, Nevada.

Containing an area of 3.80 acres of land, more or less.

Prepared by:
James A. Mack, LS
GRAY & ASSOCIATES
130 Vine St.
Reno, NV 89503

