

DOC # 2022-0202123

04/29/2022 10:42 AM Fees: \$119.00

Page 1 of 11

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Fiore, Racobs & Powers

AND WHEN RECORDED MAIL TO:

Fiore, Racobs & Powers
6820 Indiana Avenue, Suite 140
Riverside, CA 92506

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: MARIA VICTORIA #411

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

Space above this line for recorder's use only

SECOND AMENDMENT TO YEAR 2000 AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR GLENOAK HILLS COMMUNITY ASSOCIATION

Title of Document

TRA: _____

DTT: _____

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

**SECOND AMENDMENT TO YEAR 2000
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GLENOAK HILLS COMMUNITY ASSOCIATION**

This Amendment is made by Glenoak Hills Community Association, a California nonprofit mutual benefit corporation ("Association"), with reference to the following:

Recitals

- A. The Association is a corporation that owns the Common Area lots and whose members are the Owners of all the residential Parcels within that certain real property described in Exhibit "A," attached hereto and incorporated by reference.
- B. The Association was developed as a planned development, as defined at Civil Code Section 4175, and consists of 307 residential Parcels.
- C. The Association is currently subject to the covenants, conditions, restrictions, rights, reservations, easements, equitable servitudes, liens and charges set forth in the Year 2000 Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded on April 10, 2001, in the Official Records of the County Recorder of Riverside County, as Instrument No. 2001-150276 ("Declaration"). The Declaration was previously amended by that certain Amendment to Year 2000 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Glenoak Hills Community Association, recorded April 19, 2012, as Instrument No. 2012-0177524, in the Official Records of the County Recorder of Riverside County.
- D. The Association and its Parcel Owners now desire to further amend the Declaration as set forth below.
- E. Article IX, Section 9.02, of the Declaration states that the Declaration, or any provisions contained therein, may be amended with the written consent of Owners of 51 percent of the Parcels subject to the Declaration.
- F. The undersigned President and Secretary of the Association certify that, to the best of their knowledge, the affirmative vote or written consent of at least the required percentage of Association Parcel Owners has been obtained to the amendments set forth below. The result of vote and balloting concluded on April 7, 2022, was 163 votes in favor of approval of the proposed amendments to Sections 6.01 and 6.05 regarding rental,

leasing and short-term rentals, with 60 votes against, and 173 approval votes in favor of the amendment to Section 4.07(a) of the CC&Rs, with 43 votes against.

NOW, THEREFORE, the Declaration is hereby amended as follows:

Notwithstanding any other provisions in the Declaration, the provisions of this Amendment shall apply and shall prevail in any inconsistency between this Amendment and the Declaration or any prior amendment. (Strikeout indicates language removed; *italics* indicate language added.)

1. The following amendment is made to the last sentence of Section 4.07(a) of the Declaration and a new sentence providing:

The buildings which may be constructed on any parcel shall be a single family residence, a guest cottage without cooking facilities, an accessory building, ~~and a garage,~~ *an accessory dwelling unit ("ADU") or junior accessory dwelling unit ("JADU").* *These buildings may be installed upon prior application to and receipt of architectural approval from the Association and receipt of approval and a permit from the County of Riverside.*

2. Article VI, Section 6.01, is amended as follows:

6.01 Permitted Operations and Uses. All ~~parcels~~ *Parcels* shall be used only for ~~single family residential purposes and,~~ unless otherwise specifically prohibited herein, any agricultural operation and use will be permitted if it is performed or carried out so as to not violate any provisions of ~~these this covenants, conditions and restrictions~~ *Declaration* or cause or produce a nuisance to adjacent *Parcels*. *The requirement that Parcels be used for residential purposes does not prohibit the rental, leasing, or short-term rental of individual room(s) within the main residence, or of an accessory dwelling unit ("ADU") or junior accessory dwelling unit ("JADU") as described in Section 6.05 of this Declaration.*

3. Article VI, Section 6.05, is amended as follows:

6.05 *a.* Rental or Leasing of Glenoak Hills Residences. Rental or leasing of Glenoak Hills residences ~~shall be~~ *must be* reported by the Owner to The Association within (10) days after tenant occupancy. Information shall include tenant's name, the term period of the lease

or rental agreement, and delegation of rights to utilize Association common property as provided by Article VIII. The Owner shall require any tenant or lessee to adhere to all provisions of the ~~Covenants, Conditions and Restrictions~~ Declaration and shall provide the tenants with a copy thereof.

b. Short-Term Rentals. Short-term rentals (less than 30 days) of an Accessory Dwelling Unit ("ADU"), Junior Accessory Dwelling Unit ("JADU"), main residence or individual room(s) within the main residence are permitted only as follows:

- i. So long as the Parcel is "Owner-Occupied" and the Owner is permanently residing on the Parcel at the time of and during the rental. An "Owner-Occupied" Parcel is a Parcel whose occupants, if any, include a full-time resident who holds title in fee to not less than 50 percent of the legal and beneficial interests in the Parcel as shown by an instrument recorded with the county recorder's office.*
- ii. Grandfathered Parcels.*
 - A. The requirements of paragraph i, above, shall not apply to a Parcel where the Owner of said Parcel was the Owner of record prior to recordation of this Section 6.05(b).*
 - B. Transfer of a Parcel under one of the conditions described in Civil Code Section 4740(b) shall not terminate that Parcel's grandfathered Parcel status under paragraph ii.A above.*
 - C. A transfer that does not satisfy at least one of the Civil Code Section 4740(b) conditions shall end the Parcel's grandfathered Parcel status, and all restrictions for short-term rentals shall thereafter apply to the Parcel and all Owners of the Parcel.*
- c. Rules. The Board may, from time to time, propose, enact and amend Rules regulating the rental or leasing*

within the Association, including long-term and short-term rentals.

d. Enforcement. The Association may levy fines, impose monetary penalties, charges, suspend the membership privileges and rights of Owners, and/or take any other enforcement action authorized by law to address any violation of the provisions herein or of any Rule adopted by the Board of Directors, that regulates rental or leasing within Glenoak Hills.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment to the Year 2000 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Glenoak Hills Community Association on this 19 day of April, 2022.

**GLENOAK HILLS COMMUNITY ASSOCIATION
A California Nonprofit Mutual Benefit Corporation**

By: _____

Name Printed: Susan Clay

Its President

By: _____

Name Printed: Song Devlin

Its 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

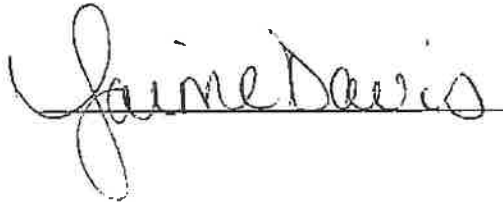
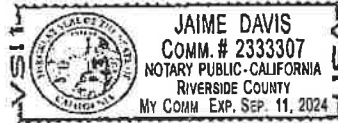
County of Riverside

On 4/19/22 before me Jaime Davis, a Notary Public, personally appeared Susan Gray, 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.

Signature

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 Riverside

On 4/19/22 before me Jaime Davis, a Notary Public, personally appeared Song Bertin, 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.

Signature

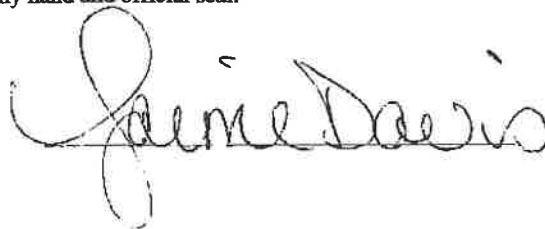
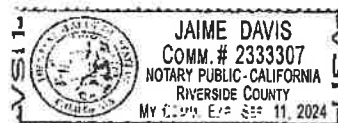



EXHIBIT A**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY****ROADWAY ACCESS EASEMENT**

Easements for roadway and public utility purposes to be used in common with others, in and over strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the Government of the United States to Luis Vignes by Patent dated January 19, 1860, and recorded in Book 1, page 46 of Patents, in the office of the County Recorder of San Diego County, State of California, the center lines of which are described as follows:

- (i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northeasterly terminus of that certain course described as having a bearing and length of "North 67°21'01" East 1135.06 feet" in the northwesterly boundary of that certain parcel of land described as PURCHASE PARCEL L-3 in deed to John W. Phelps et al, recorded on June 9, 1967, as Instrument No. 49694, of Official Records, in the County Recorders Office of said County of Riverside; thence along said certain course South 67°21'01" West 1135.06 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2000.00 feet; thence southwesterly along said curve through a central angle of 21°47'18" a distance of 760.56 feet; thence tangent to said curve South 45°33'43" West 2000.79 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2000.00 feet; thence southwesterly along said curve through a central angle of 35°37'32" a distance of 1243.57 feet; thence tangent to said curve South 9°56'11" West 701.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1200.00 feet; thence southwesterly along said curve through a central angle of 53°22'34" a distance of 1117.91 feet; thence tangent to said curve South 63°18'45" West 1450.70 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2000.00 feet; thence southwesterly along said curve through a central angle of 25°40'17" a distance of 896.10 feet; thence tangent to said curve South 37°38'28" West 902.90 feet to the beginning of a tangent curve concave northwesterly and having a radius of 5000.00 feet; thence southwesterly along said curve through a central angle of 10°43'01" a distance of 935.23 feet; thence tangent to said curve South 48°21'29" West 840.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2800.00 feet; thence southwesterly along said curve through a central angle of 38°17'35" a distance of 1871.35 feet; thence tangent to said curve South 10°03'54" West 1189.56 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1200.00 feet; thence southwesterly along said curve through a central angle of 31°33'30" a distance of 660.96 feet; thence tangent to said curve South 41°37'24" West 1072.19 feet.

- (ii) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is the center line of that certain 66.00 foot strip of land described as Roadway Access Easement

(vi) in deed to Robert L. Unger et ux, recorded on December 30, 1966, as Instrument No. 123986 of said Official Records.

Grantor hereby reserves the right to dedicate Roadway Access Easements herein above described for roadway and utility purposes together with slope easements adjoining said Roadway Access Easements (i) and (ii) at a ratio of 2:1 as required by governmental agencies.

PURCHASE PARCEL

That portion of said Rancho Pauba, described as follows:

Beginning at the southeasterly terminus of that certain course described as having a bearing and length of "North 44°26'17" West 1841.72 feet" in the southwesterly boundary of that certain parcel of land described as PURCHASE PARCEL L-3 in deed to John W. Phelps et al recorded on June 9, 1967 as Instrument No. 49694, of said Official Records; thence along said certain course North 44°26'17" West 1841.72 feet to the center line of Roadway Access Easement (i) above described; thence southwesterly along said center line and following the same in all its various courses and curves to the westerly terminus of that certain course described as having a bearing and length of "South 70°11'50" East 1384.63 feet" in the northerly boundary of that certain parcel of land described as "Palomar Parcel 5-A" in deed to Palomar Land Company, recorded on May 4, 1966 as Instrument No. 46655, of said Official Records; thence along said boundary, the following courses: South 70°11'50" East 1384.63 feet and South 72°06'56" East 1546.93 feet; thence South 26°47'33" West 1013.96 feet; thence North 68°03'02" West 1150.53 feet; thence South 72°11'09" West 817.28 feet; thence South 26°00'40" East 323.84 feet; thence South 79°16'02" East 2024.66 feet; thence South 26°04'20" West 364.09 feet; thence South 48°55'01" West 890.31 feet; thence South 47°22'40" East 1441.82 feet; thence South 23°31'30" East 1206.12 feet to the easterly boundary of said Rancho Pauba; thence along said easterly line North 24°25'18" East to the point of beginning.

EXCEPTING THEREFROM that portion thereof which lies within that certain parcel of land described as PURCHASE PARCEL L-6 in deed to Robert L. Unger et ux, recorded on December 30, 1966 as Instrument No. 123986, of said Official Records.

ALSO EXCEPT THEREFROM that portion lying northerly of a line which bears North 44°26'17" West and passes through a point in the easterly line of said land distant thereon South 24°25'18" West 1090.77 feet from the northeast terminus of said land.

ALSO EXCEPTING THEREFROM that portion described as follows:

Beginning at the southerly terminus of that certain curve having a radius of 2000.00 feet and a length of 896.10 feet in Roadway Access Easement (i) hereinabove described; thence northerly along said curve 346.25 feet through a central angle of 9°55'09"; thence South 51°46' 15" East 265.65 feet; thence South 86°21'00" East 329.15 feet; thence North 85°06'56" East 338.05 feet; thence South 58°59'14" East 209.01 feet; thence South 82°40'14" East 348.83 feet to the beginning of a tangent curve concave to the South having a radius of 500.00 feet; thence easterly along said curve 112.11 feet through a central angle of 12°50'50"; thence tangent to said curve South 69°49'24" East 183.69 feet to a point in a non-tangent curve concave to the East having a radius of 300.00 feet a radial line to said point bears North 69°49'24" West;

thence southerly along said curve 45.21 feet through a central angle of 8°38'05"; thence South 78°27'29" East 30.00 feet to the "TRUE POINT OF BEGINNING"; thence South 11°32'31" West 58.74 feet to the beginning of a tangent curve concave to the east having a radius of 2480.00 feet; thence southerly along said curve 284.39 feet through a central angle of 6°34'13"; thence tangent to said curve South 04°58'18" West 103.71 feet to the beginning of a tangent curve concave to the East having a radius of 480.00 feet; thence southerly along said curve 106.78 feet through a central angle 12°44'42"; thence tangent to said curve South 07°46'24" East 83.27 feet to the beginning of a tangent curve concave to the Northeast having a radius of 16.00 feet; thence southeasterly along said curve 28.66 feet through a central angle of 102°37'33" to a point of reverse curve concave to the Southeast having a radius of 450.00 feet; thence northeasterly along said curve 13.84 feet through a central angle of 1°45'46"; thence tangent to said curve North 71°21'49" East 110.05 feet to the beginning of a tangent curve concave to the South having a radius of 180.00 feet; thence easterly along said curve 34.51 feet through a central angle of 10°59'03"; thence North 07°44'11" East 158.68 feet; thence North 21°30'23" East 350.00 feet; thence North 31°01'50" West 121.65 feet; thence North 83°34'03" West 209.60 feet to a point in a non-tangent curve concave to the East having a radius of 270.00 feet a radial line to said point North 75°21'48" West; thence southerly along said curve 14.58 feet through a central angle of 3°05'41" to the "TRUE POINT OF BEGINNING."

PURCHASE PARCEL contains 1316.239 Acres in gross.

Reserving unto Grantor, its successors and assigns, non-exclusive easements appurtenant to the lands of Grantor, as described in a deed from Vail Company, to Rancho California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, records of Riverside County, California, for roadway and utility purposes and with the additional right of Grantor or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip of land over a portion of the said Rancho Pauba the center line of which is described as follows:

All of Roadway Access Easement (i) above described. EXCEPT THEREFROM any portion thereof not included within PURCHASE PARCEL above described.

A 66.00 foot strip of land over a portion of said Rancho Pauba the center line of which is described as follows:

All of Roadway Access Easement (ii) above described. EXCEPT THEREFROM any portion thereof not included within PURCHASE PARCEL above described.

Reserving therefrom an easement for roadway access and water pipeline and related appurtenances over that portion of said land being a strip of land 25.00 feet wide, with slope easements adjoining said easement at a ratio of 2:1, the center line of which is described as follows:

Beginning at the southerly terminus of that certain curve having a radius of 2000.00 feet and a length of 896.10 feet in Roadway Access Easement (i) hereinabove described; thence northerly

along said curve 346.25 feet through a central angle of 9°55'09" to the "TRUE POINT OF BEGINNING"; thence South 51°46'15" East 265.65 feet; thence South 86°21'00" East 329.15 feet; thence North 85°06'56" East 338.05 feet; thence South 58°59'14" East 209.01 feet; thence South 82°40'14" East 348.83 feet to the beginning of a tangent curve concave to the South having a radius of 500.00 feet; thence easterly along said curve 112.11 feet through a central angle of 12°50'50"; thence tangent to said curve South 69°49'24" East 183.69 feet to a point in a non-tangent curve concave to the East having a radius of 300.00 feet a radial line to said point bears North 69°49'24" West; thence southerly along said curve 45.21 feet through a central angle of 8°38'05"; thence South 78°27'29" East 30.00 feet.

THE LAND DESCRIBED IN "PURCHASE PARCEL" ABOVE IS BELIEVED TO INCLUDE THE LAND REFERENCED IN THE TRACT MAPS AND PARCEL MAPS BELOW:

TRACT NO. 3958

Lots 1 through 100, inclusive, and Lots A through N, inclusive, of Tract No. 3958, as per Map recorded on November 13, 1969, in Book 63 of Maps, Pages 68 to 84, inclusive, in the Office of the County Recorder of Riverside County, California;

Lots 79 and 80 of Tract No. 3958 as shown on Parcel Map recorded on November 15, 1971, in Book 4, Page 26 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 47 of Tract No. 3958 and Lot 173 of Tract No. 3944, as shown on Parcel Map recorded on May 17, 1971, in Book 3, Page 26 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California; and

Lots 1 and 2 of Tract No. 3958 as shown on Parcel Map recorded on November 15, 1971, in Book 3, Page 20 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California.

TRACT NO. 3944

Lots 1 through 8, 11, 23 through 27, 30, 31, 34 through 36, 39 through 56, 61, 66, 67, 77 through 89, 98 through 100, 105 through 110, 115, 116, 121 through 126, 131 through 137, 141 through 143, 146, 147, 150, 151, 154 through 175, inclusive, and Lots A through Q, inclusive, of Tract No. 3944, as per Map recorded on February 18, 1970, in Book 64 of Maps, Pages 52 to 82, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 43 of Tract No. 3944, as shown on Parcel Map 18516 recorded on August 24, 1982, in Book 107, Pages 94-95 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 45 of Tract No. 3944, as shown on Parcel Map 19274 recorded on February 29, 1984, in Book 120, Pages 78-79 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 50 of Tract No. 3944, as shown on Parcel Map 30053 recorded on June 19, 2002, in Book 202, Pages 14-15 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 52 of Tract No. 3944, as shown on Parcel Map 26275 recorded on December 22, 1997, in Book 190, Pages 91-92 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

Lot 61 of Tract No. 3944, as shown on Parcel Map 15718 recorded on January 14, 1981, in Book 87, Pages 13-14 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California;

TRACT NO. 4240

Lots 1 through 88, inclusive, and Lots A through V, inclusive, of Tract No. 4240, as per Map recorded on June 4, 1971, in Book 68 of Maps, Pages 53 to 67, inclusive, in the Office of the County Recorder of Riverside County, California, being a Subdivision of a portion of Tract No. 3944 as set forth above.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION
(Racial or Otherwise Unlawfully Restrictive Covenant Modification)

I(We) _____ have an ownership interest of record in the property located at _____ that is covered by the document described below.

The following referenced document contains a restrictive covenant based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry that violates state and federal fair housing laws and that restriction is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on (Date) in book _____ and page _____ or instrument number _____ of the official records of the County of Riverside. A copy of the original document containing the restrictive language is attached hereto with the unlawfully restrictive language stricken.

The modification document shall be indexed in the same manner as the original document pursuant to Government Code Section 12956.2 (e):

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

(Signature)

(Printed Name)

(Signature)

(Printed Name)

Riverside County Counsel, pursuant to Government Code Section 12956.2, hereby states that it has been determined that the original document
Does ☐ Does Not ☐ contain an unlawful restriction.

Riverside County Counsel

By: _____
Deputy County Counsel

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 _____

COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

_____, 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.

Signature _____ (SEAL)

Removal of Unlawful Discriminatory Covenants from Property Documents

Under current state law, including AB1466 (https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB1466) effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 (http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=12956.2) allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955 (https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=12955) subdivision (p), ancestry, or genetic information.

To Record a Restrictive Covenant Modification, you must:

- Complete a Restrictive Covenant Modification Form (https://www.rivcoacr.org/media/Forms/Recorder/Recorder_Sample_Documents/Restrictive%20Covenant%20Modification%20-%20ACR608.pdf); this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder. There is no fee to record this document in Riverside County.

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.