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RECORDING REQUESTED BY:

Paul R. Langdon, Treasurer

WHEN RECORDED MAIL TO:

Paul R. LANGDON
2140 Santa Cruz Ave. #C102
Menlo Park CA 94025

DOC # 1999-154515

09/09/1999 04:26P DR Fee:13.00

Page 1 of 3

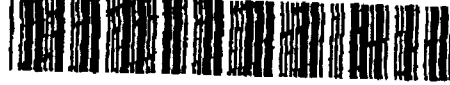
Recorded in Official Re.

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder

Recorded By PAUL R LANGDON



THIS SPACE IS

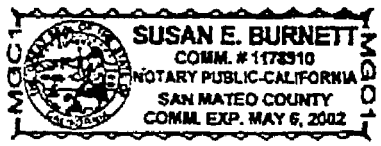
Menlo Commons Association

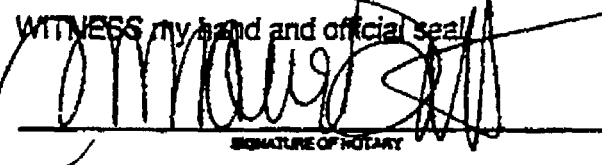
Amendment to CCC& R

TITLE OF DOCUMENT

State of Calif
 County of San Mateo
 On 9/9/99 before me, Susane Burnett
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Elaine Smith
NAME(S) OF SIGNER(S)

personally known to me - OR - 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.



WITNESS my hand and official seal

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER <hr/> <small>TITLE(S)</small> <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> <input type="checkbox"/> GENERAL <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER: _____ _____ _____	<hr/> <small>TITLE OR TYPE OF DOCUMENT</small> _____ <hr/> <small>NUMBER OF PAGES</small> _____ <hr/> <small>DATE OF DOCUMENT</small> _____ <hr/> <small>SIGNER(S) OTHER THAN NAMED ABOVE</small> _____ _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)



#6

Menlo Commons Association
2140 Santa Cruz Avenue
Menlo Park, CA 94025

OFFICIAL RECORDS OF
SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

Recorded at Request of
KINGSFORD F JONES ESQ

96-192743 12/27/94 02:53

Recording Fee: 11.00 ISSUES

When recorded mail to:

Kingsford F. Jones, Esq.
Esselstein, Wright,
Jones & Greenberg
750 Menlo Avenue, Suite 250
Menlo Park, CA 94025

AMENDMENT TO THE DECLARATION OF
COVENANT: CONDITIONS AND RESTRICTIONS

314

Upon a vote or written consent of more than fifty percent (50%) of the record owners of MENLO COMMON ASSOCIATION as required by the Declaration of Covenants, Conditions and Restrictions of the Association, as amended, a) and b) of item (11) at page 11 of the "Declaration of Covenants, Conditions and Restrictions" as recorded in its amended and restated form on January 6, 1987, as Document No. 87169708 of Official Records of the County of San Mateo, is amended to read as follows:

(11) Default in Payment of Assessments.

(a) Each monthly assessment and each special assessment shall be separate, distinct and personal debts and obligations of the Owner of the Condominium against which the same are assessed. The amount of any assessment, whether regular or special, assessed to the Owner of any Condominium plus any applicable late charge as set forth immediately below, shall become a lien upon such Condominium upon recordation of a Notice of Delinquent Assessment as provided in Section 1367 of the Civil Code of the State of California. A certificate executed and acknowledged by a majority of the Board stating the indebtedness secured by the lien upon any Condominium created hereunder shall be conclusive upon the Owners as to the amount of such indebtedness on the date of the certificate, in favor of all persons who rely thereon in good faith, and such certificate shall be furnished to any Owner upon request.

If a regular or special assessment is delinquent the Association may recover all of the following:

- (1) Reasonable costs incurred in collecting the delinquent assessment including reasonable attorney's fees;

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RECORDER'S OFFICE COUNTY OF SAN MATEO

(2) A late charge not exceeding ten percent (.0%) of the delinquent assessment or ten dollars (\$10), whichever is greater; and,

(3) Interest on all sums imposed in accordance herewith, including the delinquent assessment, reasonable costs of collection, and late charges, at an annual percentage rate not to exceed twelve percent (12%) interest, commencing thirty (30) days after the assessment becomes due.

No charge may be imposed more than once for the delinquency of the same payment, provided, however, that the imposition of a late charge on any delinquent payment shall not eliminate or supersede charges imposed on prior delinquent payments. The payment of an assessment is not delinquent for the purpose of this provision until at least 30 days following the due date of the assessment. When an assessment is paid more than 30 days after the due date of the assessment, late charges shall accrue from the first day following the due date of the assessment.

The late charge referred to above shall constitute full compensation for any additional bookkeeping, billing, or other administrative costs that may be incurred by the association as a result of the late payment of an assessment.

Reasonable attorney's fees and costs may be awarded by a court in any action instituted by the association to enforce the assessment, any enforcement assessment or penalty, and any attendant late fees.

(b) Each owner hereby vests in and delegates to the Board or its duly authorized representatives the right and power to bring all actions at law or lien foreclosures, whether judicially or by power of sale, or otherwise, against any Owner or Owners for the collection of delinquent assessments in accordance herewith, and hereby expressly waive any objection to the enforcement thereof in accordance with these Restrictions.

Any lien arising pursuant to this paragraph may be enforced by private sale in the manner and by the persons specified in Civil Code Section 1167.

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