



2010-0009760 03/11/2010 02:22:26 PM  
OFFICIAL RECORDS OF Santa Cruz County  
Sean Saldavia Recorder  
RECORDING FEE: \$24.00  
COUNTY TAX: \$0.00  
CITY TAX: \$0.00

Recording Requested by and  
When Recorded Mail To:

Villa Santa Cruz Cooperative, Inc.  
2435 Felt Street  
Santa Cruz, CA 95062



DECL  
4 PGS  
RCD132

AMENDED AND RESTATED DECLARATION  
VILLA SANTA CRUZ COOPERATIVE, INC.

**NOTE: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, 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 CALIFORNIA GOVERNMENT CODE. 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.**

AMENDED AND RESTATED DECLARATION  
VILLA SANTA CRUZ COOPERATIVE, INC.

This Declaration is made on February 23, 2010, by the Villa Santa Cruz Cooperative, Inc., a California nonprofit mutual benefit corporation organized as a stock cooperative (hereinafter referred to as the "Cooperative") and is made with reference to the following facts:

A. The Cooperative owns that certain real property located at 2435 Felt Street in the County of Santa Cruz, State of California, which is more particularly described in Exhibit A, attached hereto and incorporated herein (the "Property").

B. The Property is owned, managed and operated by the Cooperative as a 121-space mobile home park together with certain customary appurtenances ("Park").

C. The Park is intended and operated for occupancy by persons age fifty-five (55) years of age or older pursuant to California Civil Code Section 799.5.

D. In 1987, the Park was organized as a limited equity housing cooperative (LEHC) incorporated under the Nonprofit Public Benefit Corporation Law for charitable purposes. Amended Articles of Incorporation changing the corporate status to a Nonprofit Mutual Benefit Corporation were filed with the California Secretary of State on March 5, 2005. Restated Articles of Incorporation for the Cooperative will be filed with the California Secretary of State in 2010.

E. The Cooperative holds title to the Park and all or substantially all of the shareholders have an exclusive right to occupy individual spaces within the Park through an Occupancy Agreement in accordance with the Governing Documents of the Cooperative.

NOW, THEREFORE,

1. The Cooperative hereby declares that the Property shall be held, conveyed, used, occupied, and maintained and improved as a stock cooperative subject to the Articles of Incorporation, the Declaration, the Bylaws, the Rules and Regulations, the Occupancy Agreement and the policies of the Cooperative ("Governing Documents") all of which shall be adopted or amended in compliance with said Governing Documents and the Davis-Stirling Common Interest Development Act (Civil Code Section 1350 et seq).


2. This Declaration amends, supersedes and replaces in its entirety that certain Declaration of Villa Santa Cruz Cooperative, Inc. recorded on May 6, 1987 in Volume 4165, page 225, Instrument No. 034501, Official Records of Santa Cruz County ("Original Declaration"). Upon recording this Declaration, the Original Declaration shall have no further force and effect.

3. This Declaration may be amended by the vote or written consent of shareholders representing fifty one percent (51%) of the voting power of the Cooperative. Any amendment

must be recorded and shall become effective upon being recorded in the Recorder's Office of the County of Santa Cruz.

IN WITNESS WHEREOF, the Cooperative hereby adopts this Amended and Restated Declaration as of the date set forth above.

Villa Santa Cruz Cooperative, Inc.



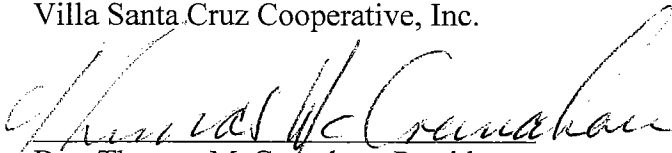
By: Thomas McGranahan, President

#### DECLARATION

I, Thomas McGranahan, am the President of the Villa Santa Cruz Cooperative, Inc. Pursuant to California Civil Code Section 1355, I hereby certify that the approval of the percentage of Shareholders required by the Original Declaration to amend the Original Declaration has been given.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Villa Santa Cruz Cooperative, Inc.



By: Thomas McGranahan, President

Dated: February 23, 2010

State of California )  
County of Santa Cruz )

On 3/8/10 before me, Gabriel Saul Coren, Notary Public, personally appeared Thomas McGranahan, 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 Gabriel Saul Coren (Seal)

