

**RECORDING REQUESTED BY  
AND  
WHEN RECORDED MAIL TO:**

Lakeside Property Owners Assoc.  
P O Box 27516  
San Francisco, CA 94127



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2017-K540240-00**

Check Number 7781

Monday, NOV 20, 2017 10:30:06

Ttl Pd \$81.00

Rcpt # 0005714208

ojl/JL/1-23

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**TITLE(S)**

**Filing of amended Articles of Incorporation, By-Laws, and Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements reflecting extension of said Articles, increase in dues, and change in board meeting schedule for certain real estate lots in Lakeside Units No. 2 and No. 3,**

*Lakeside Property Owners Association.*

*333 STRATFORD DR. APN 7241-026*

**Separate page pursuant to Gov't code 27361.6**

## President's Certificate

I, Gael Bruno do hereby certify that I am the duly elected, qualified, and President of Lakeside Property Owners Association, a corporation, that said corporation is the entity provided for in the Declaration of Easements, Restrictions, Covenants, Charges and Agreements, for the extension of which the foregoing instrument has been executed, and is vested in said Declaration with the power to interpret and enforce the terms and conditions thereof; that in the files of said corporation are preserved records of the names of owners of the record titles to all of the lots affected by said Declaration, and who have cast ballots and said files are in my official custody and control, as President, that each of the persons or groups of person whose name or names are set forth opposite a specified address in the foregoing ballots is known to me from said records to be the owners or owners of record of said lot.

WITNESS my hand of said corporation

this fifteenth day of November, 2017

x Gael Bruno

Gael Bruno, President

Lakeside Property Owners Association

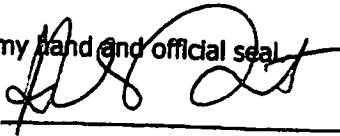
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

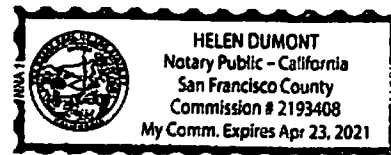
State of California

County of San Francisco

On the November 15, 2017 before me, Helen Dumont a Notary Public, personally appeared Gael Bruno, 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: 



Name: Helen Dumont  
(Typed or Printed)

(Seal)

Lakeside Property Owners Assoc.  
P O Box 27516  
San Francisco, CA 94127

**EXTENSION OF EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES and  
AGREEMENTS AFFECTING CERTAIN REAL ESTATE LOTS IN  
LAKESIDE UNITS NO. 2 & 3**

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Situate in the City and County of San Francisco, State of California.

DECLARATION made as of the 15<sup>th</sup> day  
of November, 2017, by the owners and  
holders of certain lots situated in the Lakeside Units No. 2 and 3.

WHEREAS there is on file in the office of the County Recorder in the City and County of San Francisco, State of California, an original Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting a certain residence tract known as Lakeside Unit #2 which was recorded January 17, 1939 in liber 3402 official records at page 142 and also by that certain Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting Real Property known as Lakeside Unit #3 located in the City and County of San Francisco, recorded in the office of the County Recorder in the City and County of San Francisco, State of California on September 4, 1940 in liber 3650 official records at page 363.

The Real Property known as Lakeside Unit #2 is described by that certain map filed in the office of the County Recorder of the City and County of San Francisco, State of California on July 11, 1939 in liber "N" of maps at page 75-79 inclusive. The Real Property known as Lakeside Unit #3 is described by that certain map filed in the Office of the County Recorder of the City and County of San Francisco, State of California on August 28, 1940 in liber "O" of maps at page 11, 12, and 13.

WHEREAS, there is on file in the office of the County Recorder in the City and County of San Francisco, State of California, an Extension of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting said subdivision for a period of 25 years commencing with the first day of January, 2010, and ending the first day of January, 2035, as a result of an agreement of the owners of two-thirds of the area in said tract. Said Extension was filed on August 24, 2011 (DOC-2011-J259381-00).

**WHEREAS, Article XI of the Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements addresses the annual charge or assessment to be collected by the Lakeside Property Owners Association for the fulfillment of its maintenance and upkeep responsibilities as set forth in said Articles, and Article VI, 3, 4<sup>th</sup> para of the Articles of Incorporation provides that upon recommendation of the Board of Directors and a two-thirds vote of the membership said assessment may be increased, as a result of the same agreement to extend said Articles owners of two-thirds of the area in said tract also confirmed an increase in the annual membership fee to \$68 per year.**

**NOW, THEREFORE, in consideration and under mutual consent heretofore in excess of two-thirds of the owners of respective lots have cast ballots and thereby assented to the increase in the annual membership fee to \$68 per year, this assent shall constitute and be a part of Article XI of said Declaration and reflect an annual charge or assessment of sixty-eight and 00/100 (\$68.00) dollars to be set forth therein.**

WHEREAS, Article XIII, 4<sup>th</sup> para of the By-Laws of the Lakeside Property Owners Association addresses the schedule of regular meetings of the Board of Directors and had provided that said meetings shall be held on the second Monday of each month at the office of the association, at 8:00 p.m. and Article VII of the Articles of Incorporation provides that the By-Laws may be amended by a vote of two-thirds of the membership, as a result of a ballot in 2013 in excess of two-thirds of said owners are desirous of amending the schedule of board meetings to instead provide that said meetings shall be held on the first Monday of May, August, and November at 7:00 o'clock p.m.

NOW, THEREFORE, in consideration and under mutual consent heretofore in excess of two-thirds of the owners of respective lot have cast ballots and thereby assented to the change in regular meetings on the first Monday of May, August, and November at 7:00 o'clock p.m., this assent shall be constitute and be a part of Article XIII, 4<sup>th</sup> para of the By-Laws and reflect that regular meetings shall be held on the first Monday of May, August, and November at 7:00 o'clock p.m. to be set forth therein.

To reflect the aforementioned changes approved by the membership, to wit: 1. The extension of the duration in Article I. of the Declaration to January 1, 2035; 2. The increase in the annual charge or assessment in Article XI. of the Declaration to sixty- eight and 00/100 (\$68.00) dollars, and 3. The modification of the schedule of regular meetings of the Board on the first Monday of May, August, and November at 7:00 o'clock in Article XIII, 4<sup>th</sup> para of the By-Laws, Board of Directors of the Lakeside Property Association by unanimous decision has determined that it is necessary to refile its Articles of Incorporation, By-Laws, and Declaration of Easements, Restrictions, Conditions, Covenants, Charges, and Restrictions in their entirety to incorporate these changes in an amended document so that they are accurate, correct, and current , and in light of said decision said Articles, By-Laws, and Declaration are attached hereto and hereby refiled in furtherance of this purpose.

REC'T # 0005714208  
November 20, 2017 ----- 10:30:06

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder

Official #17-K540240-00

Check Number 7781

REQD BY

Recording Fee	\$11.00
Page Fee	\$23.00
Micrograph Fee	\$1.00
State Fees	\$22.00
SS Reduction	\$1.00
eRecording	\$1.00
Recording Fee AP	\$22.00

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Total fee ..... \$81.00  
Amount Tendered... \$81.00  
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Change ..... \$0.00  
011.JL/1/23

REC'T # 0005714209  
November 20, 2017 ----- 10:30:47

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder

Check Number 7781

REQD BY

Copy Charge	\$3.00
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Total fee ..... \$3.00  
Amount Tendered... \$3.00  
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Change ..... \$0.00  
011.JL/1/0