

Odd Fellows Sierra Homeowners' Association CC&R Overview & Recording Instructions

The CC&R is the document that ties the property owners and corporation together. The CC&R gives both the property owner and corporation specific rights and powers over each other. Due to an error in 1986 the CC&R was never distributed to the property owners for recording.

The OFSHA By-Laws refer to the CC&R, and the OFSHA Corporation has a recorded copy on file with Tuolumne County Recorder in Volume 834, Page 60 in the Book of Records, dated August 29, 1986 at 11:23 A.M. All subsequent CC&Rs filed with the County do not require the Board of Directors signature.

The signature page of the document (page 7) is out of date. The laws changed in 2009 regarding the verbiage on signature pages. That is not a problem because all Notary Publics have replacement pages they supply at no charge. The Notary Public simply discards the signature page and replaces it.

The Tuolumne County Recorders office is not familiar with the CC&R whereas the CC&R was supposed to have been taken care of it years ago. This sometimes causes some confusion and a few minutes delay while recording the CC&R, but this has not been a problem.

A blank CC&R from is available on the website <http://www.sierrapark.org/>. Click on "Click here for Odd Fellows Sierra Park Documents and Information", then "Corporate Documents, License Agreements, & CC&Rs". It is the fourth item under "Odd Fellows Sierra Homeowners' Association". The first copy recorded at Tuolumne County is the third item down. Here is a direct link to the blank document:

[http://www.sierrapark.org/corporate_documents/Declaration_of_Covenants_Conditions_and_Res-trictions_8-29-1986_\(Blank_Form\).pdf](http://www.sierrapark.org/corporate_documents/Declaration_of_Covenants_Conditions_and_Res-trictions_8-29-1986_(Blank_Form).pdf)

Recording the CC&R and becoming a Homeowner/OFSRA member is simple:

- 1) Fill out the blank CC&R either on-line and print it, or print it blank and write on it.
- 2) Notarize it. Usually \$10.00. The price is set by the Notary Public.
- 3) Record it with the Tuolumne County Recorder, 2 South Green Street, Sonora, CA 95370, Phone (209) 533-5531, Fax (209) 533-6543. The recording fee was \$32 as of 5/2011.
- 4) Provide a copy of the recorded CC&R to the Secretary of the Odd Fellows Sierra Homeowners' Association.