

...as the owner of Lot 12 subject to the covenants, conditions, restrictions, easements, reservations, liens and charges contained herein that pertain to Lot 12. Each and all of the covenants, conditions, restrictions, easements, reservations liens and charges (hereinafter collectively referred to as the "covenants") shall run with the land and shall inure to the benefit of and be binding upon Declarant and Wu, their respective successors and assigns, and all subsequent owners of all or any portion of the Property, together with their grantees, successors, heirs, administrators, devisees and assigns.

G. The property that was subject to the Original Declaration originally included Lot 11 in Tract 6737. However, subsequent to the recording of the Original Declaration, on or about November 8, 1985, it was deemed desirable by the purchaser of Lot 11 and the Regency Court Owners' Association to remove Lot 11 from the Project and modify the benefits and burdens of the original Declaration as it pertains to Lot 11, so as to remove Lot 11 from the Regency Court Owners' Association except for the purposes of contributing to the Regency Court Owners' Association for road maintenance, and tree maintenance in the same manner as Lot 12, except that the rate of contribution for road maintenance shall be 12%. Pursuant to the agreement Regency Court Owners' Association also retains a right of architectural control approval. A copy of the agreement between Regency Court Owners' Association and the purchasers of Lot 11 is attached hereto as Exhibit A. The inclusion of Lot 11 is further limited by this Declaration.

H. On October 26, 2006, 100 percent of the total voting power of the Association voted by written ballot in accordance with California Civil Code section 1363.03 to amend and restate the Original Declaration. It was the intention of the Owners to amend and restate the Original Declaration in its entirety, with the Recordation of this Declaration. The Owners' action to amend and restate the Original Declaration as set forth herein and the fact that the requisite percentage of affirmative votes required in the Original Declaration was achieved, is attested by execution of this Declaration by authorized members of the Association as

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