

6

RECORDED AT THE REQUEST OF AND, WHEN RECORDED, RETURN TO:

WALNUT CREEK MUTUAL 50
c/o Steven Vartabedian, Board Secretary
5301 Terra Granada Drive #1B
Walnut Creek, CA 94595



CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2026-0005022
Friday, Jan 16, 2026 09:09:13
SB2 Fee: \$75.00



Total Paid: \$107.00
0000 - Public

Receipt#: 202600004768

211 / WINDOW3 / 1-6

**THIRD AMENDMENT TO THE RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
WALNUT CREEK MUTUAL FIFTY (MUTUAL 50)**

This Third Amendment to the Restated Declaration of Covenants, Conditions and Restrictions of Walnut Creek Mutual Fifty is made on this date hereinafter set forth by WALNUT CREEK MUTUAL FIFTY, a California nonprofit mutual benefit corporation ("the Mutual").

RECITALS

Whereas as instrument titled "Restated Declaration of Covenants, Conditions and Restrictions of Walnut Creek Mutual Fifty" was recorded on June 22, 2021 as Document 2021-0179120 in the official records of Contra Costa County, California ("the Declaration");

Whereas the Declaration establishes certain limitations, easements, covenants, restrictions, conditions, liens, and charges that run with the land and are binding upon all parties having or acquiring any right, title, or interest in those certain parcels of real property located in the City of Walnut Creek, Contra Costa County, State of California and described as follows:

LOTS 1, 2 AND 3, AS SHOWN ON THE MAP OF SUBDIVISION 6873, FILED SEPTEMBER 8, 1987, IN MAP BOOK 316, PAGES 24 THROUGH 26, CONTRA COSTA COUNTY RECORDS.

and

LOT 3A, AS SHOWN ON THE MAP OF SUBDIVISION 6873, AS PART OF THE CONDOMINIUM PLAN, FILED SEPTEMBER 27, 1988, AS INSTRUMENT NO. 88-176174, CONTRA COSTA COUNTY RECORDS

Whereas, all the real property herein, including all improvements thereon, constitute a “condominium project” within the meaning of California Civil Code section 1425;

Whereas, the Mutual Board recognizes that maintenance of dryer vent lines, caps and rodent-deterrent wire barriers on the roofs of Mutual dwelling buildings are matters of uniform concern of the Owners;

Whereas, the maintenance, repair and replacement of smoke detectors and carbon monoxide detectors that have been provided by the Mutual are matters of uniform concern for Owners, including timeliness of such work;

Whereas this Third Amendment to the Declaration was approved by the majority of Directors of the Mutual Board of Directors on December 16, 2025, after approval by vote of the Owners; and

Whereas all prerequisites to allow amendment of the Declaration have been met,

NOW, THEREFORE, the Mutual amends the Declaration as set forth in this Third Amendment as follows:

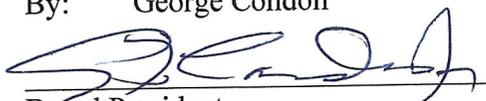
1. **CC&R 6.10 Dryer Vent Lines and Vent Caps.** The Mutual shall be responsible for the maintenance, repair, and replacement of the dryer vent cap and rodent-deterrent wire barrier located on the roof. The Mutual is also responsible for the periodic cleaning, as necessary, of the dryer vent lines located both inside and outside the walls and attic. Otherwise, each owner shall be responsible for the maintenance, repair and replacement of the dryer vent line located inside the walls and attic.
2. **CC&R 6.21 Smoke Detectors and Carbon Monoxide Detectors.** The Mutual shall provide maintenance, repair and replacement of for the AC-powered hallway smoke and carbon monoxide detectors and for battery-operated bedroom smoke detectors installed by the Mutual inside the Units. Each Owner shall provide maintenance, repair and replacement of any additional smoke or carbon monoxide detectors located inside the Units. (*remaining 6.21 stays the same*)

IN WITNESS WHEREOF, we, the Members of WALNUT CREEK MUTUAL FIFTY (MUTUAL 50), constituting the requisite number of the Members of the Mutual, hereby affirm, approve, and adopt the foregoing Declaration of Covenants, Conditions and Restrictions of Walnut Creek Mutual Fifty (Mutual 50), by means of the signatures of the President and Secretary of the Mutual, duly authorized by the affirmative vote of the requisite number of its Members; therefore, the Declaration of Covenants, Conditions and Restrictions shall be recorded with the County Recorder of Contra Costa County, California,

The undersigned, being the authorized representative of the Mutual herein, has executed this Declaration on the 23rd day of December 2025.

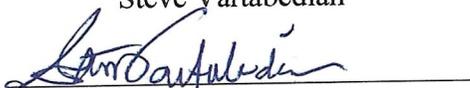
Walnut Creek Mutual Fifty (Mutual 50)

By: George Condon



Board President

Steve Yartabedian



Board Secretary

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa }
On 1/5/20 before me, Claudia Marlatta, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared George Francis Jr. Condon
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Claudia Marlatta
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa }
On 1/5/26 before me, Claudia Marlatte, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Steven Michael Vartabedian
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Claudia Marlatte
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____