



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD SERVICES

2024 JUN 20 AM 8:27

BOARD APPROVAL REQUIRED: Yes No

COUNTY COUNSEL APPROVAL: Yes No

AGREEMENT/CONTRACT NO.:

REQUESTED BOARD DATE: 6/11/2024 CAN IT GO AT A LATER DATE: YES NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 1		

PROJECT/SUBJECT:

FINAL TRACT MAP NO: 38307 (Schedule "A")

DESCRIPTION: APPROVAL OF FINAL TRACT MAP

CONTRACTING PARTY: GINA NESS	W.O. NO.: FTM38307 (TC-SU21)(DBF)
PROJECT MANAGER: GINA NESS	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: GINA NESS	EXTENSION:

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):

THE FINAL TRACT MAP IS TO BE EXECUTED BY THE CHAIR OF THE BOARD

THE FINAL TRACT MAP AND CC&R'S ARE TO BE DELIVERED TO THE COUNTY RECORDER

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
25334			

BOARD AGENDA DATE: 6/25/24 BOS ITEM NUMBER:

2024-6-159372

Riverside County, CA

Jurisdiction

Client: CA - First American Title

Homebuilder Services Southern

Branch: Southern California Title

Department - 09784

Unit Name: Corona -Keough

Officer Name: Michael Keough

Unit Phone #: (951) 256-5800

Unit Extension:

6779581



RECORD UPON RECEIPT



1.510.340.1496

CACustomerService@GOePN.com

9305724

Rec. Date:

Rec. Time:

Pg Ct.	Seq #	Reference #1 (Order #)	Document Type	Actual Fee	Recording Fee	County Tax	City Tax	Instrument #
	1	6779581	Tract Map 38307 (1) Fill-in from Supplementary Decl. of CCRs					
	2	6779581	Other - Supplementary Decl. of CC&Rs (1) Fill-in from Tracty 38307					
	3							
	4							
	5							
	6							
	7							
	8							
	9							
	10							

ePN Operational QC			
Received	Pre-Checked	Initial	Grantor/Seller's Name: Buyer/Owner's Name:
Scanned/Uploaded	Submitted		

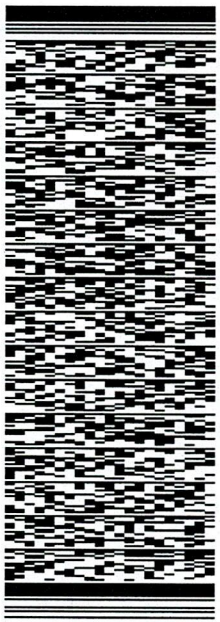
Delivery Instructions	Special Instructions	Memo/Notes
eRecord - In House.	TRA and Trsfr Tax Amt 1st page of DEED, TTA required ALL documents, COMBINE City of Riv and County tax together	Doc 1: Tract Map 38307; (1) Fill-in From Supplemetarry Declaration of CC&Rs CHARGE CODE: ePN - 2. Record Concurrently 3. Conformed Copy 4. Please email confirmation to: jduran@firstam.com and mkeough@firstam.com firstamriv@goepn.com Doc 2: Supplementary Declaration of CC&Rs (1) Fill-in from Tract No. 38307

ORIGIN: ONT/CA (951) 256-5827
MICHAEL KEOUGH
1250 CORONA POINTE COURT
CORONA, CA 92879
UNITED STATES US

SHIP DATE: 29APR24
ACTWT: 1.00 LB
CAD: 101854216/NET14730
BILL SENDER

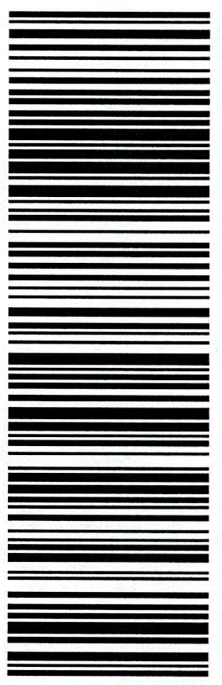
TO MICHAEL KEOUGH
FIRST AMERICAN TITLE COMPANY
1250 CORONA POINTE
SUITE 200
CORONA CA 92879
(951) 256-5827
REF: 09784
INV: TRACT 38307
PO. DEPT: FATCO

583J3/C1379AE3



TRK# 7761 4807 4264
TUE - 30 APR 10:30A
PRIORITY OVERNIGHT

WM ONT/CA
92879
CA-US ONT



After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

RECORDING REQUESTED BY:

First American Title Company
Homebuilder Services Division

WHEN RECORDED MAIL TO:

First American Title Company
1250 Corona Pointe, Suite 200
Corona, CA 92879

Order: 6779581

**SUBDIVISION GUARANTEE
TRACT NO. 38307**

SUBDIVISION GUARANTEE

Fee: \$150.00
TRACT NO. 38307

First American Title Insurance Company
a corporation

GUARANTEES

The County of Riverside and any City within which said subdivision is located in a sum not exceeding \$10,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

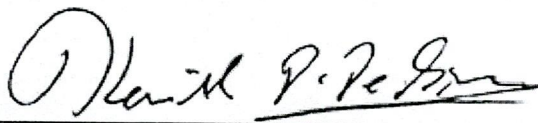
TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

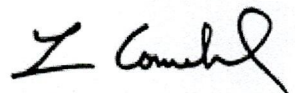
The map hereinbefore referred to is a subdivision of:

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 37592, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 251, PAGES 83 THROUGH 89, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 27, T.6S., R.2W., S.B.M.

Dated: MAY 28, 2024

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

TAYLOR MORRISON OF CALIFORNIA, LLC
6440 Oak Canyon, Suite 200
Irvine, CA 92618
Attention: Jared Aronowitz

WITH A CONFORMED COPY TO:

JACKSON TIDUS (JML)
2030 Main Street, Suite 1200
Irvine, California 92614

(Space Above for Recorder's Use)

ask on 11/11/24

**SUPPLEMENTAL MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND DECLARATION OF ANNEXATION
FOR
SIENA
(TRACT NO. 38307)**

**SUPPLEMENTAL MASTER DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND DECLARATION OF ANNEXATION
FOR
SIENA**

(TRACT NO. 38307)

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF ANNEXATION FOR SIENA (TRACT NO. 38307) ("**Declaration of Annexation**") is made by **TAYLOR MORRISON OF CALIFORNIA, LLC**, a California limited liability company ("**Declarant**").

PREAMBLE:

A. Declarant is "Declarant" under the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Siena (as amended or restated, the "**Master Declaration**"), Recorded on April 13, 2023 as Document No. 2023-0105668 of Official Records of Riverside County, California ("**Official Records**"). The Master Declaration is binding upon all Owners of Separate Interests in the master-planned residential development known as Siena (the "**Community**"). Unless otherwise defined, the capitalized terms in this Declaration of Annexation shall have the same meanings given them in the Master Declaration.

B. Declarant is the owner of certain real property ("**Added Territory**") in the unincorporated territory of the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 38307 as shown on a Map ("**Map**") filed in Book ____ at Pages ____ to ____, inclusive, of Maps in the Office of the Riverside County Recorder;

C. The Added Territory is part of the Annexable Area as defined in the Master Declaration, and it was approved by the County for condominium purposes with up to 157 residential Condominium Units, together with Master Common Area and Neighborhood Association Property (as those terms are defined in the Master Declaration. The Condominium Units, Master Common Area, and Neighborhood Association Property in the Added Territory will be shown and described in Condominium Plans recorded in accordance with California Government Code Section 66427(e), on a Phase-by-Phase basis.

D. Pursuant to Article 16 of the Master Declaration, Declarant now desires to add the Added Territory to the Community.

THEREFORE, DECLARANT DECLARES AS FOLLOWS:

1. **ANNEXATION OF ADDED TERRITORY.** The Added Territory is annexed to and made a part of the real property already subject to the Master Declaration. This is a Declaration of Annexation as described in Sections 16.1 and 16.4 of the Master Declaration. The Added Territory is not a Phase of the Community as that term is defined in Section 1.1.81 of the

Master Declaration; rather, it will consist of multiple Phases as they are described in the applicable Condominium Plans and Public Reports.

2. **MEMBERSHIP IN MASTER ASSOCIATION.** Each Owner of one or more Separate Interests included in the Added Territory shall automatically become a member of the Siena Master Association, a California nonprofit mutual benefit corporation (the “*Master Association*”), on satisfaction of the conditions in Sections 4.6.1 and 16.3 of the Master Declaration.

3. **ASSESSMENT OBLIGATIONS.** The rights and obligations of all Owners of Separate Interests located in the Added Territory concerning payment of Assessments are set forth in Article 7 of the Master Declaration. Annual Assessments shall not commence against a particular Separate Interest in the Added Territory until all of the conditions permitting the commencement of Annual Assessments against the Phase containing the Separate Interest are satisfied under Sections 7.6.1 and 16.3 of the Master Declaration.

4. **RIGHTS AND OBLIGATIONS OF OWNERS.** Pursuant to Section 16.3 of the Master Declaration, upon recordation of this Declaration of Annexation, all provisions in the Master Declaration will apply to the Added Territory in the same manner as if the Added Territory were originally covered by the Master Declaration. Thereafter, the rights, powers and responsibilities of the Owners, lessees and occupants of the Added Territory shall be the same as if the Added Territory were originally covered by the Master Declaration. As provided in Section 16.3 of the Master Declaration, the entitlement to vote shall begin as to all Separate Interests in a Phase of the Added Territory when Annual Assessments begin on the Separate Interests in the Phase. The membership obligations and voting rights of all Owners in the Community are set forth in Article 4 of the Master Declaration.

5. **LAND CLASSIFICATIONS.**

(a) ***Separate Interests.*** The Separate Interests in the Added Territory will be Condominium Units shown, numbered, and described in Condominium Plans and Phase Designations recorded on a Phase-by-Phase basis. The County has approved the development of up to 157 residential Condominium Units in the Added Territory. The Condominium Units are Separate Interests, as those terms are defined in the Master Declaration.

(b) ***Master Common Area.*** The Master Common Area in the Added Territory will consist of landscaped areas and slopes, a fire access road, and a pocket park, all on portions of Lot 1 of Tract No. 38307. Because the Added Territory consists of a single legal parcel of Tract No. 38307, the Master Common Area in a particular Phase will be shown and described in the Condominium Plan and Phase Designation for the Phase. The Master Common Area in each Phase shall be conveyed to the Master Association by grant deed(s) in Phases designated in the Declarant’s development plan. The Master Association’s obligation to maintain the Master Common Area in a particular Phase shall commence only after Master Association Assessments have commenced in the Phase, or as otherwise directed in a Supplemental Master Declaration.

(c) ***Community Walls.*** The Community Walls in the Added Territory are described or depicted on *Exhibit CW*. Notwithstanding the depiction of Community Walls in *Exhibit CW* to this Declaration of Annexation, the Master Association’s obligation to maintain

the Community Walls in the Added Territory shall be assumed by the Master Association on a Phase-by-Phase basis in accordance with Declarant's development plan. The obligation to maintain a particular segment of a Community Wall shall commence only after the commencement of Annual Assessments in the Phase designated to include the segment as provided in the DRE-reviewed Budget and Declarant's development plan or as otherwise directed in the Master Declaration, or in a Supplemental Master Declaration. The Community Walls that are to be added to the Master Common Property in a particular Phase may, but need not be, depicted in a Recorded Supplemental Master Declaration.

(d) **Master Maintenance Area.** Master Maintenance Areas other than the Community Walls in the Added Territory may be designated in one or more Supplemental Master Declarations and Phase Designations Recorded against property in a particular Phase or Phases of the Added Territory.

(e) **District Maintenance Areas.** District Maintenance Areas in the Added Territory are located on portions of Lot 1 in the areas approximately depicted on **Exhibit DMA**

6. **OWNERSHIP AND MAINTENANCE OBLIGATIONS.** The maintenance obligations of the Master Association, the Owners, the Declarant and the Neighborhood Builders are described in the Master Declaration. Notwithstanding anything to the contrary in the Master Declaration or other Governing Documents of the Community, and in accordance with County Ordinance No. 859, all landscaping in the Community shall be low water-use landscaping. There shall be no water-intensive landscaping installed anywhere in the Community. The Master Association shall accept ownership of the Master Common Area in each Phase of the Added Territory when tendered by Declarant. The Master Association shall commence maintenance of the Master Common Property in each Phase of the Added Territory when Annual Assessments commence in the applicable Phase.

7. **CONFORMITY WITH DEVELOPMENT PLAN.** This Declaration of Annexation is in conformity with the development plan currently on file with the DRE.

8. **AMENDMENT AND DURATION.** This Declaration of Annexation may be amended or terminated only by complying with the requirements of Sections 13.2.7, 13.2.8, 15.6 and 16.6 of the Master Declaration. Unless amended or terminated, this Declaration of Annexation shall continue in full force and effect for so long as the Master Declaration remains in effect.

9. **RUNS WITH THE LAND.** The provisions of this Declaration of Annexation shall run with all of the Added Territory and the Community, shall be binding upon all persons having or acquiring any interest in the Added Territory and the Community, or any part thereof, shall benefit and burden every portion of the Added Territory and the Community, and any interest therein, and shall benefit, bind, and may be enforced by, any Owner, Declarant, any Neighborhood Builder, any Neighborhood Association, the Master Association, and their successive owners and assigns. Except as otherwise expressly provided herein, all of the provisions of the Master Declaration are hereby incorporated by reference, as if fully set forth, in this Declaration of Annexation.

10. **EXHIBITS.** All exhibits to this Declaration of Annexation (if any) are incorporated herein by this reference. The locations and dimension of any Improvements depicted on the exhibits attached hereto are approximate only and the as-built location and dimensions of any such Improvements shall control.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND DECLARATION OF ANNEXATION FOR SIENA (TRACT NO. 38307)]

This Declaration of Annexation has been executed on June 12, 2024, to be effective as of the date of its Recordation.

TAYLOR MORRISON OF CALIFORNIA, LLC,
a California limited liability company

By:

Sean Doyle
Sean Doyle, Vice President

"Declarant"

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 Orange

On June 12, 2024, before me, Lori Ann Reed
(here insert name and title of the officer)

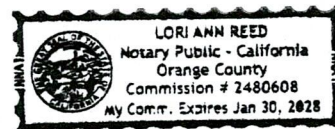
personally appeared Sean Doyle

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.

Lori Ann Reed (Seal)
Signature



U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
MAY 10 1961

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
MAY 10 1961



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.rivcoacr.org

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Date: _____

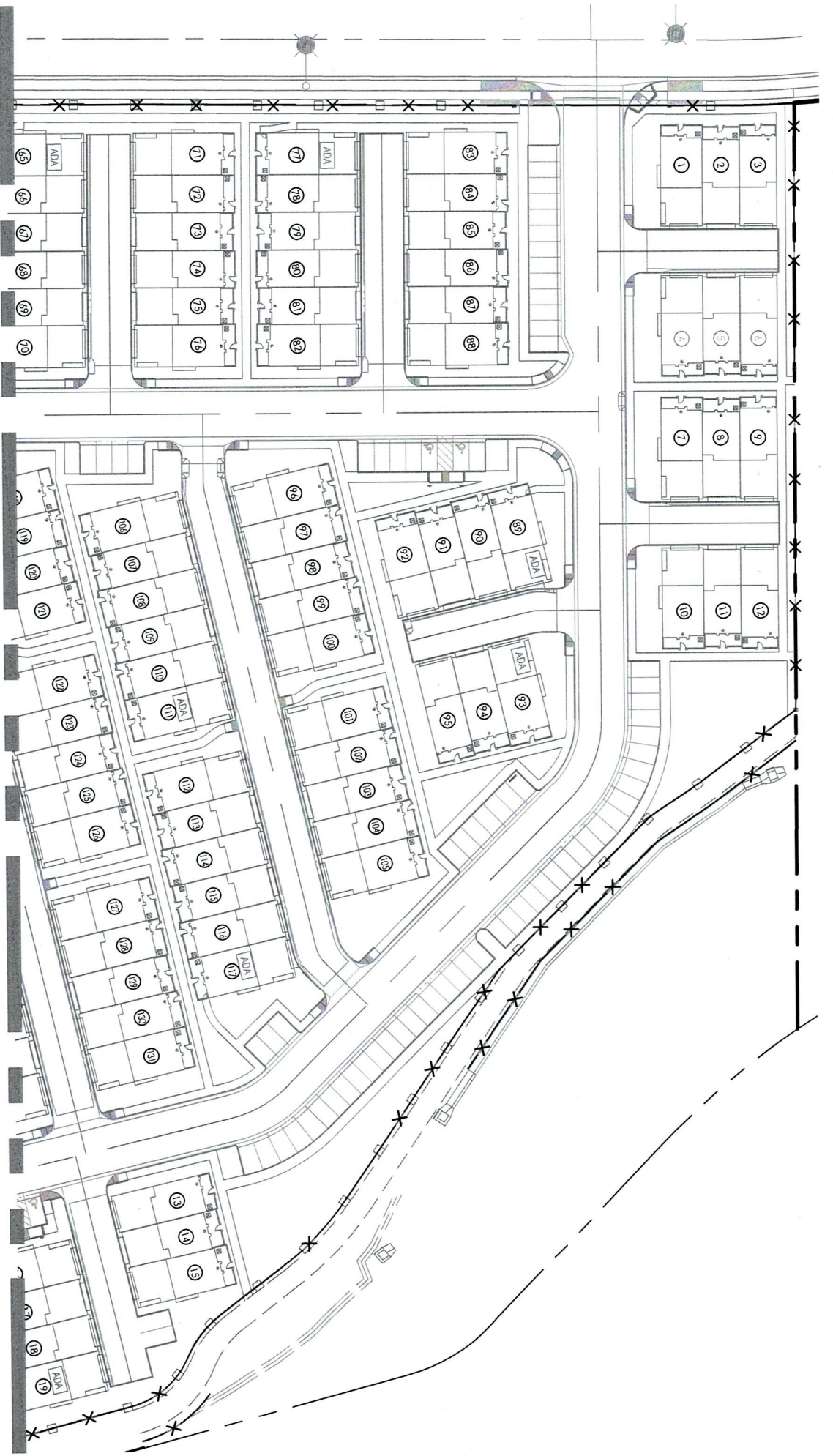
Signature: _____

Print Name: _____

EXHIBIT CW

**APPROXIMATE LOCATIONS OF COMMUNITY WALLS IN THE ADDED
TERRITORY**

-CW-

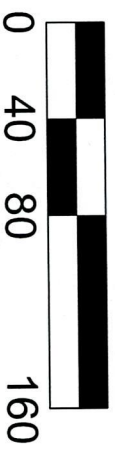



 COMMUNITY WALLS

NOTE: THE DEPICTIONS HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND THE AS-BUILT CONDITION BY DECLARANT SHALL BE CONTROLLING.



1" = 80'



MATCHLINE SEE SHEET 2

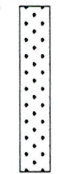
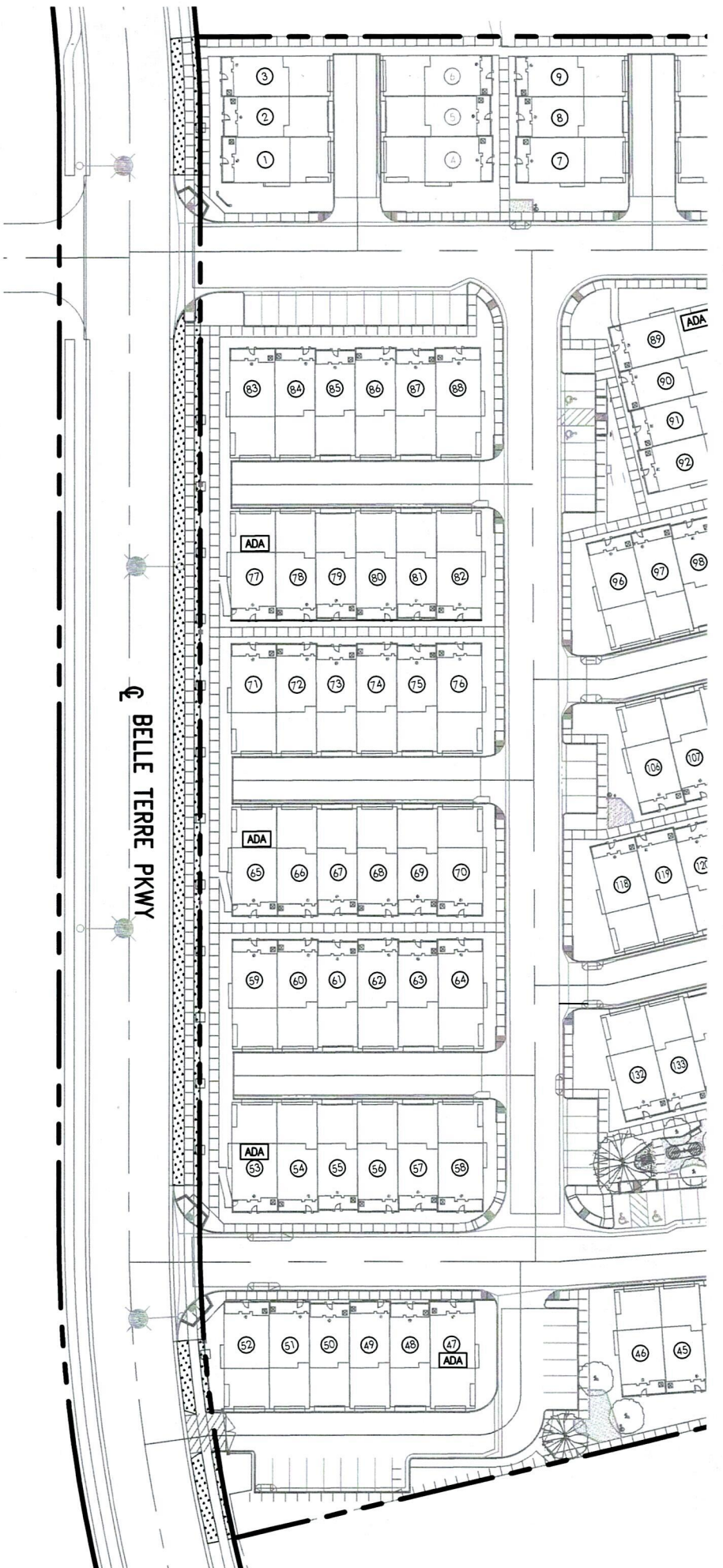
3/14/24

EXHIBIT CW – COMMUNITY WALLS
 SIENA AT BELLE TERRE
 TRACT NO. 38307

EXHIBIT DMA

**APPROXIMATE LOCATIONS OF DISTRICT MAINTENANCE AREAS IN THE
ADDED TERRITORY**

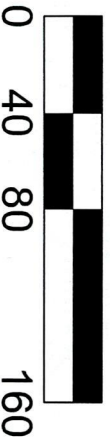
-DMA-



LANDSCAPE AREA MAINTAINED
BY VALLEY WIDE



1" = 80'



NOTE: THE DEPICTIONS HEREON ARE
FOR ILLUSTRATIVE PURPOSES ONLY AND
THE AS-BUILT CONDITION BY DECLARANT
SHALL BE CONTROLLING.

EXHIBIT DMA - DISTRICT
MAINTENANCE AREAS
BELLE TERRE PA-2
TRACT NO. 38307

3/5/24

RECEIVED
APR 24 2024
COUNTY COUNSEL