

RECORDED AT THE REQUEST OF:

WHEN RECORDED RETURN TO:

River Islands Development, LLC  
73 W. Stewart Road  
Lathrop, CA 95330  
Attn: Susan Dell'Osso

**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
RIVER ISLANDS II**

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVER ISLANDS II ("**Supplemental Declaration**") is made this 23<sup>rd</sup> day of August, 2017, by RIVER ISLANDS DEVELOPMENT, LLC, a California limited liability company ("**Declarant**") with reference to the facts set forth below.

**RECITALS**

A. Declarant caused that certain Declaration of Covenants, Conditions and River Islands II to be recorded on April 1, 2016, as **Instrument** No. 2016-037364 in the Office of the County Recorder of San Joaquin County, California ("**Declaration**"), which Declaration encumbers the real property in the City of Lathrop, County of San Joaquin County, State of California, more particularly described on Exhibit "A" attached hereto and incorporated herein ("**Property**"). Unless otherwise specified herein, the capitalized terms in this Supplemental Declaration shall have the meanings set forth in the Declaration.

B. Pursuant to **Section 2.43** of the Declaration, Declarant, without the consent of any Owner, may record a Supplemental Declaration to conform the Declaration to Applicable Laws, Governmental Requirements, or any conditions imposed by any Governmental Agencies.

C. Declarant desires to record this Supplemental Declaration to conform the Declaration to the requirements of the California State Water Resources Control Board and to advise all Owners of the requirements described herein.

NOW, THEREFORE, Declarant declares as set forth below:

1. **Riparian Rights**. Declarant and Owner hereby acknowledge that the majority of the Property is riparian to the River and the various watercourses surrounding the Property, and further acknowledge that retention of those riparian rights to all portions of the Property is of the utmost importance to the current and future use and development of River Islands. Consequently, Declarant, Owner, and all other parties bound by the Declaration, agree and confirm that it is their intent to convey with each and every portion of the Property, all riparian rights to which that portion of the Property is entitled, and to keep with any portion of the Property not being conveyed any all riparian rights to which Declarant and each

Owner are entitled (collectively, "**Riparian Rights**"). There is no intention by any of the Owners bound by the Declaration to sever Riparian Rights from any Lot within River Islands. Notwithstanding the above, each of Declarant, Owner, and all other parties bound by the Declaration, agree and confirm that Declarant intends to except and reserve unto Declarant, its successors and assigns, together with the right to grant and transfer all or a portion of the same:

A. All rights that the transferred Property may have in and to that Water Right License 2637 (Application 5155/Permit 2720) granted by the State Water Resources Control Board and held by Island Reclamation District No. 2062.


B. The right and power to utilize, convey, remove, treat, and store the water collected pursuant to Riparian Rights, to divert or otherwise utilize such water, rights or interests on the Property or other property, but without, however any right to enter upon the surface of the Property in the exercise of such rights.

Notwithstanding any other provision of the Declaration, any portion of the Property owned by a government entity, including a public school district, and used for governmental purposes shall not be exempt from the provisions of this Supplemental Declaration.

2. **Effect of This Supplemental Declaration.** This Supplemental Declaration shall not be deemed to affect the Declaration as covenants running with the land or equitable servitudes, all of which shall be uniformly applicable to all portions of the Property, including those portions of the Annexable Property annexed to the Declaration pursuant to a Supplemental Declaration.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first above written.

RIVER ISLANDS DEVELOPMENT, LLC,  
a California limited liability company

By:   
Name: Susan Dell'Osso  
Title: Vice President and Secretary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

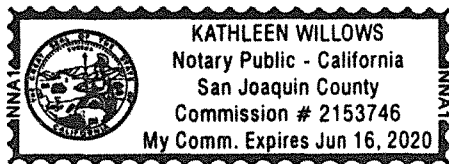
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Joaquin )

On August 23, 2017 before me, Kathleen Willows, a Notary Public,  
*Date*

personally appeared Susan Dell'Oso, 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 Kathleen Willows  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is 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: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION  
SUPPLEMENTAL DECLARATION OF CCR'S OF RIVER ISLANDS II  
RIVER ISLANDS  
LATHROP, CALIFORNIA**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCELS 1, 2, 11, AND 15 THROUGH 18, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3876, RIVER ISLANDS, PHASE 1B, LARGE LOT FINAL MAP", FILED MARCH 31, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 56, SAN JOAQUIN COUNTY RECORDS.

TOGETHER WITH, PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3827, RIVER ISLANDS, PHASE 1B, VILLAGE A2", FILED MAY 24, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 61, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 1 AND 2, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3828, RIVER ISLANDS, PHASE 1B, VILLAGE F", FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 65, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 2 THROUGH 5, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3826, RIVER ISLANDS, PHASE 1B, VILLAGES D AND E", FILED SEPTEMBER 1, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 67, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 1 THROUGH 4, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3829, RIVER ISLANDS, PHASE 1B, VILLAGE H", FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 71, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 1 THROUGH 4, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3834, RIVER ISLANDS, PHASE 1B, VILLAGE M", FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 72, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 1 THROUGH 4, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3836, RIVER ISLANDS, PHASE 1B, VILLAGE O", FILED MARCH 15, 2017, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 84, SAN JOAQUIN COUNTY RECORDS.

ALSO TOGETHER WITH, PARCELS 1 THROUGH 3, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3895, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K", FILED JUNE 20, 2017, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 89, SAN JOAQUIN COUNTY RECORDS.

PARCEL TWO:

PARCELS 1 AND 4 OF TRACT 3840, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 3840, RIVER ISLANDS, PHASE 1B, VILLAGE G1", FILED APRIL 1, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 57, SAN JOAQUIN COUNTY RECORDS.

TOGETHER WITH, PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3862, RIVER ISLANDS, PHASE 1B, VILLAGE G2", FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 73, SAN JOAQUIN COUNTY RECORDS.

**EXHIBIT A  
LEGAL DESCRIPTION  
SUPPLEMENTAL DECLARATION OF CC&R'S  
OF RIVER ISLANDS II**

PARCEL THREE:

BEING ALL OF THE PROPERTY DESCRIBED IN THE GRANT DEED TO RIVER ISLANDS DEVELOPMENT, LLC, AS DOCUMENT NUMBER 2013-111587, RECORDED AUGUST 30, 2013, SAN JOAQUIN COUNTY RECORDS.

EXCEPTING THEREFROM, TRACT 3859, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3859, RIVER ISLANDS, VILLAGE C1A", FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 4.10 ACRES, MORE OR LESS, FOR SAID LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 6 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3791, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3791, RIVER ISLANDS, VILLAGE B2", FILED MAY 8, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 36, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 8.81 ACRES, MORE OR LESS, FOR SAID LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 6 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3861, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3861, RIVER ISLANDS, VILLAGE C1", FILED APRIL 10, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 34, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 10.40 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 7 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3793, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3793, RIVER ISLANDS, VILLAGE C5", FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 8.96 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 7 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3796, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3796, RIVER ISLANDS, VILLAGE I2", FILED FEBRUARY 27, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 30, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 16.80 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 9 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3792, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3792, RIVER ISLANDS, VILLAGE C4", FILED FEBRUARY 6, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 28, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 13.56 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 7 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3706, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3706, RIVER ISLANDS, VILLAGE B1", FILED AUGUST 8, 2014, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 12, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 8.69 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 AND 5 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3704, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3704, RIVER ISLANDS, VILLAGE C3", FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 4, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 13.07 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS

AUGUST 30, 2017

**EXHIBIT A  
LEGAL DESCRIPTION  
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OF RIVER ISLANDS II**

6 AND 7 THEREIN, AND LOT 'D' THAT IS DEPICTED ON SHEET 3, CONTAINING 8,854 SQUARE FEET, MORE OR LESS..

ALSO EXCEPTING THEREFROM, TRACT 3703, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3703, RIVER ISLANDS, VILLAGE C2", FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 5, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 14.14 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 7 THEREIN.

ALSO EXCEPTING THEREFROM, TRACT 3705, AS SAID TRACT IS SHOWN ON THE MAP ENTITLED "TRACT 3705, RIVER ISLANDS, VILLAGE I1", FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 6, SAN JOAQUIN COUNTY RECORDS, FOR THAT PORTION CONTAINING 9.71 ACRES, MORE OR LESS, FOR THE LOTS AND STREETS THAT ARE DEPICTED ON SHEETS 4 THROUGH 6 THEREIN.

ALSO EXCEPTING THEREFROM, ALL OF THE PROPERTY DESCRIBED IN THE GRANT DEED TO BROOKFIELD WINDRIFT, LLC, AS DOCUMENT NUMBER 2014-053744, RECORDED JUNE 2, 2014, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM, ALL OF THE PROPERTY DESCRIBED IN THE GRANT DEED TO BROOKFIELD WINDRIFT, LLC, AS DOCUMENT NUMBER 2015-011200, RECORDED JANUARY 30, 2015, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM, ALL OF THE PROPERTY DESCRIBED IN THE GRANT DEED TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY, AS DOCUMENT NUMBER 2014-101594, RECORDED OCTOBER 9, 2014, SAN JOAQUIN COUNTY RECORDS.

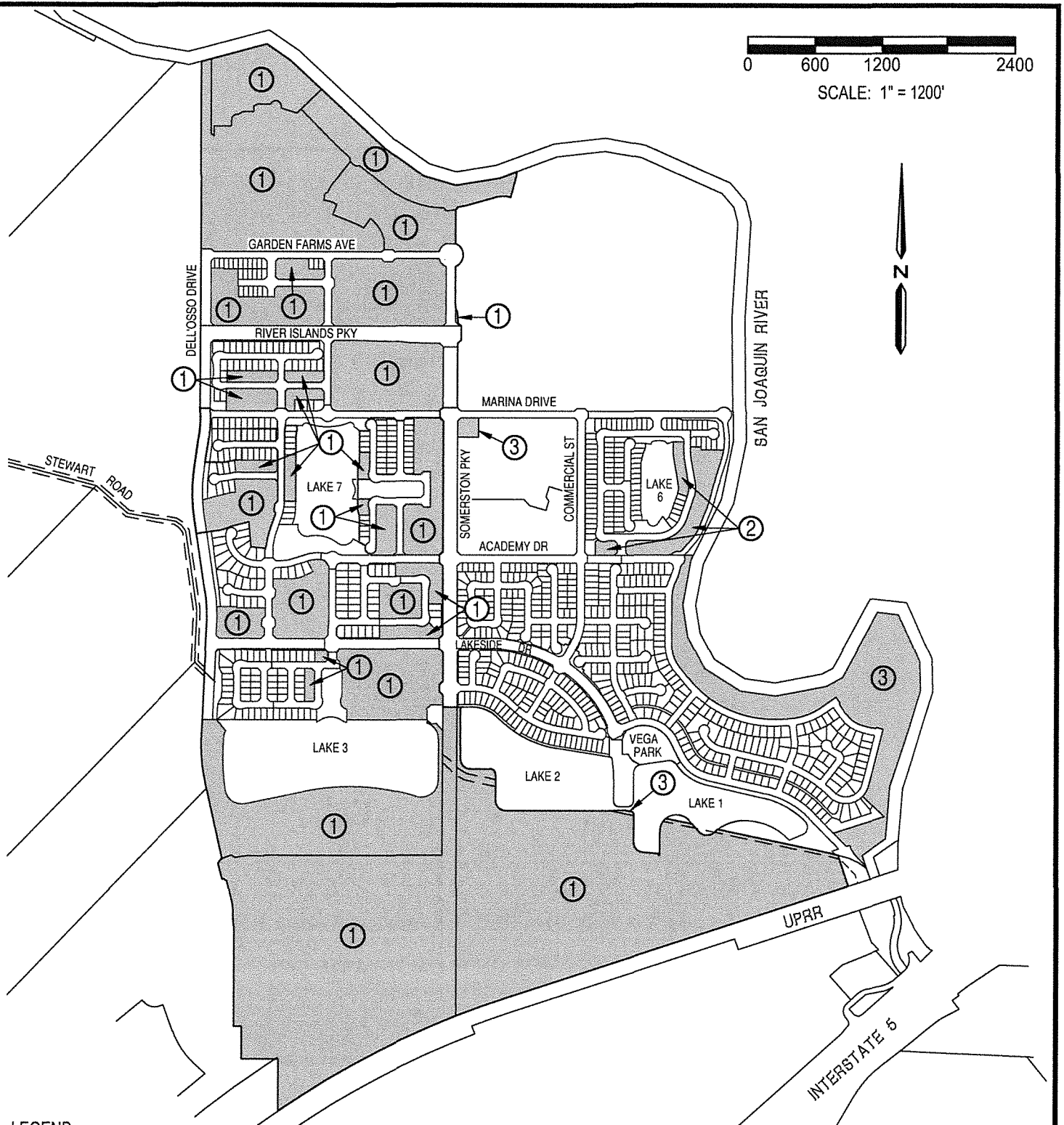
ALSO EXCEPTING THEREFROM, ALL OF THE PROPERTY DESCRIBED IN THE GRANT DEED TO THE CITY OF LATHROP, AS DOCUMENT NUMBER 2015-033240, RECORDED MARCH 26, 2015, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OF THE PROPERTY DESCRIBED IN THE IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY PURPOSES, AS DOCUMENT NUMBER 2013-156594, RECORDED DECEMBER 20, 2013, SAN JOAQUIN COUNTY RECORDS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

0 600 1200 2400  
SCALE: 1" = 1200'



**LEGEND**

- DENOTES RIVER ISLANDS DEVELOPMENT LLC PROPERTY WITHIN PHASES 1A AND 1B
- ① DENOTES PARCEL ONE
- ② DENOTES PARCEL TWO
- ③ DENOTES PARCEL THREE

**EXHIBIT A**

**SUPPLEMENTAL DECLARATION OF CCR'S, RIVER ISLANDS II**

				4 OF 4
SCALE:	1"=1200'	DATE:	2017-08-30	
JOB NO.:	25501			
FILE:	25501 EXHIBIT RI II_SUPPLEMENTAL.DWG			

