

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

SKNC
3/14/2006
1:47 PM

Recorded at the request of
Public

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

DOC#: 2006017614

Titles: 1 Pages: 6



Fees	22.00
Taxes	0.00
Others	0.00
PAID	\$22.00

THOMAS MAZELIN

28581 AVE. LA MANCHA

SAN JUAN CAP. CA. 92675

pg. 1 of 2 &
attachment

Nygren Road Co-op Maintenance Agreement

rev: ~~7-20-15-2006~~ JRM

Whereas, Nygren Road exists in the County of San Luis Obispo beginning at Cemetery Road and ending (for the purposes of this agreement) at Hilltop Lane.

Whereas, the undersigned property owner(s) use Nygren Road for access to and from their properties.

Whereas, said road is privately owned and requires occasional maintenance by the property owners and

Whereas, the undersigned property owner(s) desires to create a road maintenance co-op.

1. There is hereby created the Nygren Road Co-op, an unincorporated co-op established for the sole purpose of maintaining Nygren Road.
2. A Nygren Road co-op committee will be formed consisting of the property owners who use Nygren Road for access.
3. Committee members are property owners empowered to make all maintenance and administrative decisions regarding the upkeep of Nygren Road. By signing this agreement any property owner automatically becomes a committee member. Please note that all property owners, whether or not they choose to become committee members are equally liable and financially responsible for the maintenance of Nygren Road, as stated in California Civil Code section 845. A list of property owners will be compiled by the committee and updated and distributed as required.
4. The committee members shall meet at least annually to review maintenance needs of Nygren Road, to review and ammend this document and to set fee increases for maintenance. Any fee increases and road maintenance agreement revisions shall require a 2/3 majority vote of those committee members present. The date of the annual meeting will be posted at least one week in advance and will be open to all property owners. A notice will be sent out to all property owners regarding any fee increases at least 30 days before the increase takes effect. Current annual fees are set at \$235.00 for homeowners and \$120.00 for property owners who do not have a dwelling on their property. Payments are due on or before January 15 of each year.

Nygren Road Maintenance Agreement
rev: _____

- 5. In the event that an annual fee installment for any property has not been paid on or before March 15, then the road committee members may file an action to compel the delinquent property owner to pay such amount. If the delinquent property owner fails to pay the amount of the delinquent annual fee after 15 days of receiving written notice then the amount of the delinquent annual fee together with any required legal fees may become a continuing lien and charge against that property. However, it is not the intent of this agreement to allow committee members to pursue legal action that would cause the property owner to lose their property ownership.
- 6. Except as specifically provided for herein, any dispute between the property owners using Nygren Road as to maintenance costs shall be governed by the applicable provisions of California Civil Code section 845.
- 7. Any funds that have already been collected for the maintenance of Nygren Road shall be allocated for this co-ops use.
- 8. This agreement is intended to be individually signed by, notarized and recorded for each property owner. The property legal description is contained in the attachment which is the property owner's grant deed.

THOMAS J. MAZELIN
 Name: Thomas Mazelin Date: FEB 15 2006
 Property Address: 1655 SUTLIFF
 APN: 027 153 076
 Property legal description: See attached grant deed.

State of California
 County of ORANGE

On FEBRUARY 15TH, before me, the undersigned, a Notary Public in and for the State of California, personally appeared THOMAS J. MAZELIN, personally known to me (~~or 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 to which the person ~~(s)~~ acted, executed the instrument.

Witness my hand and official seal.



Gail M. Cappello
 Notary Public

**RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY**

WHEN RECORDED, RETURN TO:

Director of Planning & Building
County Government Center
San Luis Obispo, California 93408
ATTN: Leonard F. Mansell

APN(S): 027-153-085 and 070
PROJECT/PCL NO: M2002-384/1 FILE NO: S020120V

JULIE RODEWALD
San Luis Obispo County - Clerk/Recorder

CAT
12/04/2002
11:27 AM

Recorded at the request of
JE except TX & DSS

DOC#: **2002105777**



Titles: 1 Pages: 4

Fees	16.00
Taxes	0.00
Others	0.00
PAID	\$16.00



NOTICE OF VOLUNTARY MERGER

The following real property and the MERGER thereof into the following configuration, described in Exhibit A, has been voluntarily requested on the part of all owners of interest in said real property (see RECORD OWNER(S) below), and agreed to on the part of the County of San Luis Obispo. The following real property and the merger thereof into ONE (1) PARCEL as of the date of recording of this document, has been determined to be in compliance with the applicable provisions of the Subdivision Map Act of the State of California and local ordinances enacted pursuant thereto. The parcel CAN NOT be sold in units other than as described herein without having complied with all requirements of the State Subdivision Map Act and the county's Real Property Division Ordinance. Said real property being described as:

As described in Exhibit A attached to this notice and incorporated herein as if set forth in full.

RECORD OWNER(S):

Thomas J. Mazelin and Constance T. Mazelin,
Trustees of the Mazelin Family Trust, by
declaration of trust dated 10-07-94.

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN LUIS OBISPO)



(SEAL)

VICTOR HOLANDA
Director, Department of Planning and Building

By: Leonard F. Mansell
Leonard F. Mansell, Planner III

On this 3rd day of December, in the year 2002,
before me, Mary L. Velarde, Notary Public, personally
appeared Leonard F. Mansell,
personally known to me (~~or 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.

Witness my hand and official seal.
Mary L. Velarde
Mary J. Velarde, Notary Public

APN(S): 027-153-055 and 070
PROJECT NO: M2002-354

FILE NO: S020120V
PARCEL NO: 1

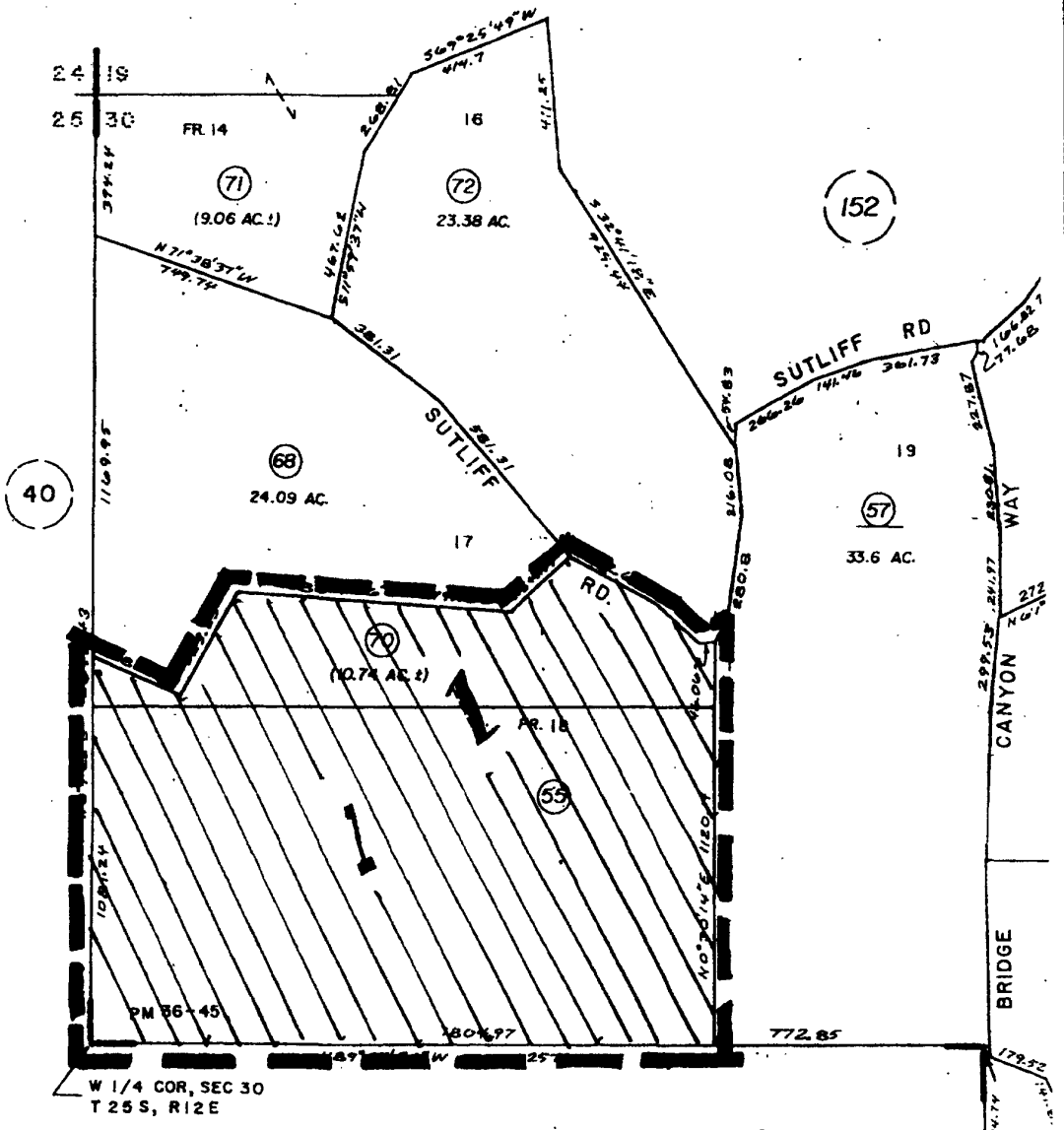
EXHIBIT A
Legal Description

Lot 18 of Parcel Map COAL 83-200, in the County of San Luis Obispo, State of California, filed for record December 31, 1984 in Book 36, Page 45 of Parcel Maps, in the Office of the County Recorder of said County.

APN(S): 027-153-055 and 070
PROJECT NO: M2002-394

FILE NO: S020120V
PARCEL NO: 1

EXHIBIT B
Map



APN(S): 027-183-055 and 070
PROJECT NO: M2002-354

FILE NO: S020120V
PARCEL NO: 1

OWNER SIGNATURE PAGE

OWNER(S):

CONSTANCE T. MAZELIN, TTEE

Constance T. Mazelin, TTEE

STATE OF CALIFORNIA)

) SS

COUNTY OF ORANGE)



(SEAL)

On this 15th day of November, in the year 2002,
before me, Cheri A. Culver, a Notary Public,
personally appeared CONSTANCE T. MAZELIN

personally known to me (or 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.

Witness my hand and official seal

Cheri A. Culver
Notary Public

OWNER(S):

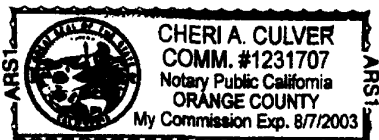
THOMAS J MAZELIN TTEE

Thomas J Mazelin TTEE

STATE OF CALIFORNIA)

) SS

COUNTY OF ORANGE)



(SEAL)

On this 18th day of November, in the year 2002,
before me, Cheri A. Culver, a Notary Public,
personally appeared THOMAS J. MAZELIN

personally known to me (or 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.

Witness my hand and official seal

Cheri A. Culver
Notary Public

END OF DOCUMENT