Electronically Recorded in Official Records County of Santa Barbara Joseph E. Holland County Clerk-Recorder

RECORDING REQUESTED BY:

OAK TRAILS ESTATES MUTUAL WATER COMPANY

AND WHEN RECORDED MAIL THIS DEED TO AND MAIL TAX STATEMENTS TO:

OAK TRAILS ESTATES MUTUAL WATER COMPANY P.O. Box 433 Los Olivos, CA 93441

DOC# 2025-0027481

09/08/2025

Titles: 1

Pages: 6

12:05 PM

E67

\$29.00 Fees \$0.00 Taxes \$75.00

CA SB2 Fee Total

\$104.00

(Space Above This Line for Recorder's Use)

RESTRICTIONS ON INSTALLATION AND **EXPANSION OF PRIVATE WELLS**

RESTRICTIONS ON INSTALLATION AND EXPANSION OF PRIVATE WELLS

RESOLUTION OF THE BOARD OF DIRECTORS OF OAK TRAIL ESTATES MUTUAL WATER COMPANY SETTING FORTH RESTRICTIONS ON PRIVATE WELLS

The Oak Trail Estates Mutual Water Company (Company) is charged by its Articles of Incorporation, Bylaws, and applicable Covenants, Rules and Restrictions to establish and maintain a water distribution system to provide adequate and safe water to the Company's shareholders and other residents.

The Company's Board of Directors (Board) has determined it is necessary for protection of the Company's water supply to impose restrictions on the construction of new private wells or the expansion of any existing wells at the properties with the addresses set forth on Exhibit A hereto and incorporated herein by this reference (including, but not limited to, the deepening of an existing well, replacement of a well's pump or other well rehabilitation, collectively, a "Project"), which may only be undertaken with the prior approval of the Board.

Such approval by the Board may not be unreasonably withheld, but shall require the shareholder to provide the Board with all legally required permits, a property map identifying the location of the proposed well, any hydrological or hydrogeological reports, upon completion of the well, a copy of the "Water Well Completion Report" and the 24-hour well performance test results upon completion of the well, and any documents required by the Company's governing documents.

Such Board permission (the Permit) shall also require a water flow meter and a reduced pressure (RP) backflow prevention device be installed at the current water connection to the Company's water meter.

The Permit may also limit the number of wells on any such lot, designate the placement of the well (at a minimum no new well may be constructed or installed closer than twelve hundred (1,200) feet from an existing Company groundwater well), assure the safety features and overall suitability of the pumping equipment to be installed, require the property owner to install, at his or her expense, a water flow meter and an RP backflow prevention device at the current water connection to the water Company's water meter, determine the maximum amount of water that may be pumped, but in no case more than twenty (20) gallons per minute, the size of the casing, and allow for inspection of the well and related water delivery system by Company's water master within forty-eight (48) hours of the well's completion and before its operation and the immediate inspection of the well in the cases of a substantial leak as determined by the Company, and any other requirements the Board deems necessary to assure adequate and safe water to its shareholders and other resident.

Failure to comply with the above may result in fines or other actions as the Board may determine to require compliance or discontinue operation of the well.

This Resolution was passed by the Board of Directors of Oak Trail Estates Mutual Water Company on the 23rd day of July, 2025.
Dated: Aug 25, 2025 Jane M Szelensen, Secretary of Oak Trail Estates Mutual Water Company
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)) ss. COUNTY OF SANTA BARBARA)
On Off - 25, 2025, before me, Alex Walter , Notary Public, personally appeared 326 w. 54200, 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 of Notary Public (Seal)
ALEX WALTERS Notary Public - California Santa Barbara County Commission # 2494868 My Comm. Expires Jul 18, 2028

EXHIBIT A

PROPERTIES SUBJECT TO RESTRICTION ON INSTALLATION AND EXPANSION OF PRIVATE WELLS

Oak Trail Estates Mutual Water Co Parcel ID & Physical Address

Physical Address

	:yo.ou. / uuu. 000
135-320-001	3398 Calzada Ave. Santa Ynez, CA 93460
135-320-002	3397 Badger Rd. Santa Ynez, CA 93460
135-320-003	3392 Badger Rd, Santa Ynez, CA 93460
135-320-004	3360 Badger Rd, Santa Ynez, CA 93460
135-320-005	3325 Badger Rd, Santa Ynez, CA 93460
135-320-006	3270 Badger Rd., Santa Ynez, CA 93460
135-320-007	3285 Buck Canyon Rd, Santa Ynez, CA 93460
135-320-008	3355 Buck Canyon Rd, Santa Ynez, CA 93460
135-320-009	3345 Fawn Canyon Rd, Santa Ynez, CA 93460
135-320-010	3310 Hillcrest, Santa Ynez, CA 93460
135-320-011	3325 Fawn Canyon Rd, Santa Ynez, CA 93460
135-320-012	Fawn Canyon Rd, Santa Ynez, Ca 93460
135-320-013	3290 Buck Canyon Rd, Santa Ynez, Ca 93460
135-320-014	3160 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-015	3155 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-016	3143 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-017	3135 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-018	3140 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-019	3115 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-020	3025 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-021	3040 Box Canyon Rd, Santa Ynez, Ca 93460
135-320-022	3009 Woodstock Rd, Santa Ynez, CA 93460
135-320-023	2989 Woodstock Rd, Santa Ynez, CA 93460
135-320-024	2915 Woodstock Rd, Santa Ynez, CA 93460
135-320-025	2875 Woodstock Rd, Santa Ynez, CA 93460
135-320-026	2860 Woodstock Rd, Santa Ynez, CA 93460
135-320-027	2861 Ridge Rd, Santa Ynez, CA 93460
135-320-028	2865 Ridge Rd, Santa Ynez, CA 93460
135-320-029	2875 Ridge Rd, Santa Ynez, CA 93460
135-320-030	3000 Woodstock Rd, Santa Ynez, CA 93460
135-320-031	3040 Woodstock Rd, Santa Ynez, CA 93460
135-320-032	3152 Montecielo Rd, Santa Ynez, CA 93460
135-320-033	3200 Montecielo Rd, Santa Ynez, CA 93460
135-320-034	3302 Montecielo Rd, Santa Ynez, CA 93460
135-320-035	3283 Montecielo Rd, Santa Ynez, CA 93460
135-320-036	3169 Montecielo Rd, Santa Ynez, CA 93460
135-320-037	3015 Montecielo Rd, Santa Ynez, CA 93460
135-320-038	2905 Montecielo Rd, Santa Ynez, CA 93460

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2875 Montecielo Rd, Santa Ynez, CA 93460
135-320-039
              2840 Montecielo Rd, Santa Ynez, CA 93460
135-320-040
135-320-041
              2998 Montecielo Rd, Santa Ynez, CA 93460
135-320-042
              3080 Montecielo Rd, Santa Ynez, CA 93460
135-320-043
              Spring Canyon Rd, Santa Ynez, CA 93460
135-320-044
              2905 Spring Canyon Rd, Santa Ynez, CA 93460
              2880 Spring Canyon Rd, Santa Ynez, CA 93460
135-320-045
135-320-046
              2885 Long Canyon Rd, Santa Ynez, CA 93460
135-320-047
              3055 Long Canyon Rd, Santa Ynez, CA 93460
135-320-048
              3065 Long Canyon Rd, Santa Ynez, CA 93460
135-320-049
              3110 Long Canyon Rd, Santa Ynez, CA 93460
              3000 Long Canyon Rd, Santa Ynez, CA 93460
135-320-050
              2940 Long Canyon Rd, Santa Ynez, CA 93460
135-320-051
              2860 Long Canyon Rd, Santa Ynez, CA 93460
135-320-052
              2720 Long Canyon Rd, Santa Ynez, CA 93460
135-320-053
135-320-054
              2620 Long Canyon Rd, Santa Ynez, CA 93460
              2560 Long Canyon Rd, Santa Ynez, CA 93460
135-320-055
135-320-056
              2450 Long Canyon Rd, Santa Ynez, CA 93460
135-320-057
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              2695 Long Canyon Rd, Santa Ynez, CA 93460
135-320-058
135-320-059
              2789 Spring Canyon Rd, Santa Ynez, CA 93460
135-320-060
              2790 Montecielo Rd, Santa Ynez, CA 93460
135-320-061
              2648 Stag Canyon Rd. Santa Ynez, CA 93460
              2640 Stag Canyon Rd. Santa Ynez, CA 93460
135-320-062
              Stag Canyon Rd, Santa Ynez, CA 93460
135-320-063
135-320-068
              3160 Long Canyon Rd, Santa Ynez, CA 93460
135-320-069
              3155 Long Canyon Rd, Santa Ynez, CA 93460
135-320-070
              3150 Montecielo Rd, Santa Ynez, CA 93460
135-320-071
              3275 Montecielo Rd, Santa Ynez, CA 93460
135-320-079
              3200 Long Canyon Rd, Santa Ynez, CA 93460
135-320-080
              3310 Long Canyon Rd, Santa Ynez, CA 93460
135-320-081
              3300 Long Canyon Rd, Santa Ynez, CA 93460
135-320-082
              Montecielo Rd, Santa Ynez, CA 93460
135-320-083
              2525 Stag Canyon, Santa Ynez, CA 93460
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