

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
12:05 PM

Titles: 1 Pages: 6

E67

Fees	\$29.00
Taxes	\$0.00
CA SB2 Fee	\$75.00
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.

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

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

135-320-039	2875 Montecielo Rd, Santa Ynez, CA 93460
135-320-040	2840 Montecielo Rd, Santa Ynez, CA 93460
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
135-320-045	2880 Spring Canyon Rd, Santa Ynez, CA 93460
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
135-320-050	3000 Long Canyon Rd, Santa Ynez, CA 93460
135-320-051	2940 Long Canyon Rd, Santa Ynez, CA 93460
135-320-052	2860 Long Canyon Rd, Santa Ynez, CA 93460
135-320-053	2720 Long Canyon Rd, Santa Ynez, CA 93460
135-320-054	2620 Long Canyon Rd, Santa Ynez, CA 93460
135-320-055	2560 Long Canyon Rd, Santa Ynez, CA 93460
135-320-056	2450 Long Canyon Rd, Santa Ynez, CA 93460
135-320-057	2651 Long Canyon Rd, Santa Ynez, CA 93460
135-320-058	2695 Long Canyon Rd, Santa Ynez, CA 93460
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
135-320-062	2640 Stag Canyon Rd. Santa Ynez, CA 93460
135-320-063	Stag Canyon Rd, Santa Ynez, CA 93460
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