

Recording Requested By:  
Wildwood West Road Association Corporation  
Karen Gifford-Secretary

Nevada County Recorder  
Armando Salud-Ambriz  
Document#: 20250020367  
Tuesday December 30 2025, at 02:06:08 PM  
Rec Fee:\$39.00 CC:\$77.00  
Paid: \$116.00 CP

Deliver & Return To:  
Wildwood West Road Association Corporation  
C/O Karen Gifford-Secretary  
12072 Sunset Hill Road  
Penn Valley, CA. 95946

December 4, 2025

**DOCUMENT TITLE**

Fifth Filing Amending the Bylaws for Wildwood West Road Association Corporation.

The following attached documents are to amend any previous filings for the association:

1. Settlement Agreement Date September 24, 2025
2. Changes to the Annual Assessment, Effective Date April 1, 2025

Previous documents filed with Nevada County:

Bylaws of Wildwood West Road Association Document 20220024793 Dated 12/16/22.  
Bylaws of Wildwood West Road Association Document 20160011708 Dated 6/3/16  
Bylaws of Wildwood West Road Association Document 2005-0027965-00 Dated 7/21/05  
Bylaws of Wildwood West Road Association Document 2004-0002045-00 Dated 1/20/04  
Declaration of Road Maintenance Agreement for Wildwood West Road Document 20644  
October 14, 1976 in Vol 818 Pages 659-675

Thank you,

  
Karen Gifford-Secretary  
Wildwood West Road Association Corporation

**CALIFORNIA 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 Nevada }

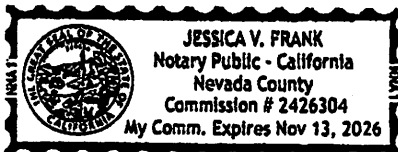
On December 4, 2025 before me, Jessica V. Frank, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Karen Nancy Giffard  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Jessica V. Frank  
Signature of Notary Public

**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: Recording Requested

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: \_\_\_\_\_

# WILDWOOD WEST ROAD ASSOCIATION

## CHANGES TO THE ANNUAL ASSESSMENT

A mail-in member vote was conducted in April 20, 2024 (18 approve increase, 14 no increase, 2 invalid ballots and 12 abstentions), subsequently a confirmation mail-in vote was conducted on October 26, 2025 (33 approve increase, 6 no increase, 2 invalid ballots and 5 abstentions). Out of 46 members and by a majority confirmation vote the result is a 50% annual assessment increase effective April 1<sup>st</sup>, 2025. Refer to the Board of Director's meeting minutes of April 20, 2024, Board of Director's meeting minutes of October 26, 2025 and Settlement Agreement dated 9/24/25.

Note the following changes to the annual assessment:

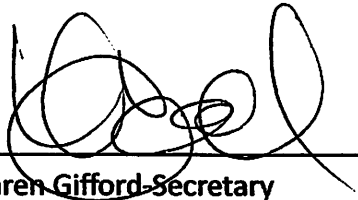
Distance from Pleasant Valley Rd to the member's driveway	Previous annual assessment	New, current annual assesement
First half mile	\$180	\$270
Second half mile	\$200	\$300
Third half mile	\$220	\$330
Fourth half mile	\$240	\$360

Wildwood West Road Association Bylaws: Article XVII-Annual Road Assessment

17-2 The Assessment is due and payable on May 1<sup>st</sup> of each year.

17-3 Bill for the following year shall be sent to the owners of record by April 1 and are due within thirty (30) days.

17-9 Annual Assessments may be changed by a majority vote (51%, or 24 of the 46 parcels) of Association parcel owners in accordance with Section 13-4.

  
Karen Gifford-Secretary

12/4/25  
Dated

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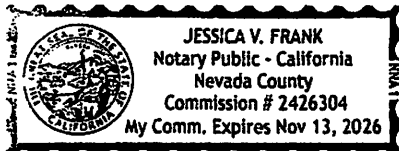
State of California

County of Nevada }

On December 4, 2025 before me, Jessica V. Frank, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Karen Nancy Gifford  
Name(s) of Signer(s)

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 Jessica V. Frank  
Signature of Notary Public

*Place Notary Seal and/or Stamp Above*

**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: Changes to The Assessment

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: \_\_\_\_\_

## SETTLEMENT AGREEMENT

- A. This Settlement Agreement is entered into between Marc Gifford, Bob Bell, and Patti Parsons (Releasors) and Wildwood West Road Association Corporation (WWRAC), for the benefit of all parcels.
- B. In 2024 the WWRAC Board authorized a vote to raise the assessment pursuant to Sections 17-9 and 13-4. Only 18 or 39.13% of the parcels of the membership cast votes in favor of raising the Assessment. An assessment was thereafter imposed.
- C. It is agreed that under Bylaws Section 13-4 a majority requires the casting of at least 51% or 24 of all the parcels of the members in favor of a proposition, not merely 51% of the votes cast. The WWRAC will conduct all future elections held pursuant to Section 13-4 in accordance with this agreement unless and until that Section is properly amended in accordance with the bylaws and California law.
- D. The WWRAC will within 20 days from the execution of this Agreement send ballots to the membership in a special election pursuant to Section 13-4, proposing the same assessment increase sought in the 2024 election. If the assessment is not affirmed by a Section 13-4 majority the Association will provide those members who paid the increased amount of the 2024 Assessment a credit in the amount of the increase paid, and the increased assessment shall not be imposed until approved in another election.
- E. In exchange therefore Releasors release the Association from liability arising from the imposition of the 2024 assessment.
- F. In any action to enforce this agreement the prevailing party shall be entitled to reasonable costs and attorney fees.
- G. The person signing on behalf of the WWRAC warrants he or she has the authority to sign this agreement on behalf of the WWRAC.

IN WITNESS WHEREOF, the parties hereby have executed this Agreement

Marc Gifford Dated 9/24/2025 Marc Gifford 12/3/25  
Marc Gifford

Bob Bell Dated 9-24-2025 Bob Bell 11-28-2025  
Bob Bell,

Patti Parsons Dated Sept. 24 2025 Patti Parsons 12-1-25  
Patti Parsons

Richard Kaiser Dated 9-24-2025 Richard Kaiser 11/28/25  
Richard Kaiser  
Chairman of the Board of Directors  
For the WWRAC

Please see attached  
for seal"

**CALIFORNIA ACKNOWLEDGMENT**

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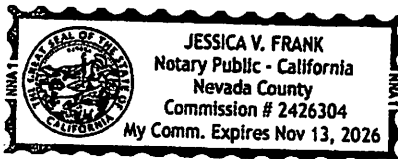
State of California

County of Nevada

On Dec-1st 2025 before me, Jessica V. Frank, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Patti Lynn Parsons  
Name(s) of Signer(s)

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

Jessica V. Frank  
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

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**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: \_\_\_\_\_

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☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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State of California

County of Nevada }

On 11/28/2025 before me, Jessica V. Frank, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Robert Rudolph Bell  
Name(s) of Signer(s)

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.

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 Signature of Notary Public

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**Description of Attached Document**

Title or Type of Document: Settlement Agreement

Document Date: 11/28/2025 Number of Pages: 6

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): \_\_\_\_\_  
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Signer is Representing: \_\_\_\_\_

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State of California

County of Nevada

On 11/28/2025 before me, Jessica V. Frank, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Richard Louis Kaiser  
Name(s) of Signer(s)

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.



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**Description of Attached Document**

Title or Type of Document: Settlement Agreement

Document Date: 11/28/2025 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_
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Signer is Representing: \_\_\_\_\_

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State of California

County of

Nevada

On

Dec. 3rd 2025

before me,

Jessica V Frank, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

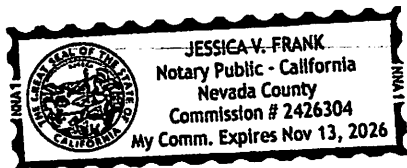
Robert Marc Gifford

Name(s) of Signer(s)

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.

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Signature

Jessica V. Frank  
Signature of Notary Public

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☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

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