

This page is part of your document - DO NOT DISCARD



2021190337



Pages:  
0008

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/03/21 AT 01:48PM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202108030180068

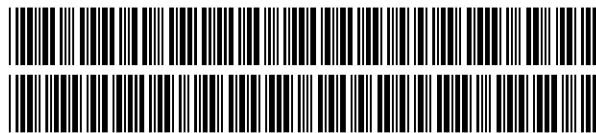
00020878418



012468086

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by and  
when recorded mail to:

**Kevin F. McNiff, Esq.**  
**SwedelsonGottlieb**  
**11900 W. Olympic Blvd., #700**  
**Los Angeles, CA 90064**

\_\_\_\_\_ Space above for Recorder's use \_\_\_\_\_

**AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS,  
CONDITIONS & RESTRICTIONS ON TRACT 27460**

**AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS,  
CONDITIONS & RESTRICTIONS ON TRACT 27460**

**RECITALS**

A. This Amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions of on Tract 27460 (this "Amendment") is made as of the date of recordation hereof by Los Feliz Estates Owners Association (the "Association"), a California nonprofit mutual benefit corporation.

B. The Association is a common interest development created for the management and administration of that certain real property and improvement located in the City of Los Angeles, County of Los Angeles, State of California, known as Los Feliz Estates (the "Development").

C. The Development is managed by the Association for the benefit of the members of the Association who are owners of Lots in the Development pursuant to the Declaration of Restrictive Covenants, Conditions and Restrictions of Tract 27460 recorded on May 31, 1963 in Book M1276, Pages 967 through 975, inclusive, in the Official Records of the Office of the County Recorder of Los Angeles County (the "Declaration") and encumbering the real property described as follows:

Lots 1 through 103 of Tract 27460 as per map recorded in Book 696, pages 27 to 32, inclusive, of Official Records in the Office of the County Recorder in Los Angeles County

D. The Declaration was amended and supplemented by the following instruments recorded in the Official Records of the Office of the County Recorder of the County of Los Angeles:

(1) First Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions recorded on July 20, 1964 as Instrument No. 5335.

(2) Supplementary Exhibit "B" to Declaration of Restrictive Covenants, Conditions and Restrictions recorded on November 16, 1964 in Book M1675, Pages 793 through 798, inclusive, encumbering the real property described as follows:

Lots 8 through 16, and 22 through 60, inclusive, of Tract 29326, as per map recorded in Book 731, Pages 15, 16 and 17, inclusive, of Official Records in the Office of the County Recorder of Los Angeles County.

(3) Amendment to Supplementary Exhibit “B” and to Declaration of Restrictive Covenants, Conditions and Restrictions recorded on July 30, 1965 in Book M1934, Page 519, encumbering the real property described as follows:

Lots 1 though 60 inclusive, of Tract 29326, as per map recorded in Book 731, Pages 15, 16 and 17, inclusive, of Official Records in the Office of the County Recorder of Los Angeles County.

(4) Second Supplementary Exhibit “B” and Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460 recorded on August 10, 1966 in Book M2313, Page 399, encumbering the real property described as follows:

Lots 1 through 33, inclusive, of Tract 24455 as per map recorded in Book 754, pages 68 through 70, inclusive, in the Official Records of the Office of the County Recorder of Los Angeles County

(5) Third Supplementary Exhibit “B” and Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460 and Tract 24455 recorded on March 27, 1967 in Book M2507, Page 852.

(6) Fourth Supplementary Exhibit “B” and Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460, Tract 29236 and Tract 24455 recorded on May 29, 1967 as Instrument No. 1876.

(7) Redesignation of Architectural Committee for Tract 27460, Tract 29326 and Tract 24455 recorded on June 12, 1968 as Instrument No. 2621.

(8) Fifth Supplementary Exhibit “B” and Amendment to Declaration of Restrictive Covenants, Conditions and Restrictions on Tract 27460, Tract 29236 and Tract 24455 recorded on December 16, 1968 as Instrument No. 1570.

(9) Consent to Appointment of Representative to Exercise Same Powers and Authorities Previously Exercised by the Architectural Committee recorded on October 8, 1999 as Instrument No. 99-1921745.

(10) Amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions of on Tract 27460 recorded on August 3, 2018 as Instrument No. 20180783400.

E. The Declaration, at Section 9A provides that the Declaration may be amended by the affirmative vote of at least fifty percent (50%) of the total voting power

of the Association's members/owners. California Civil Code Section 5100 *et seq.* provides that votes to amend governing documents such as the Declaration must be held by specific secret ballot procedures.

F. Notwithstanding the foregoing, Assembly Bill 3182 ("AB3182"), codified as Civil Code Section 4741, passed by the California Legislature, signed into law by the Governor of California on September 28, 2020, and effective as of January 1, 2021, obligates the Association to comply with AB3182 and to amend its governing documents to comply with AB3182 no later than December 31, 2021 or face civil penalties.

G. Given the mandate of the legislature, the Board has approved, by resolution, the removal of the language in the leasing restriction provisions of the Declaration that are noncompliant with AB3182, and no other changes. The undersigned President and Secretary of the Association certify that this Amendment was not voted on by the Association's members in light of AB3182, which requires the Association's Declaration to be amended as a matter of law to comply with said law. Accordingly, this Amendment was approved by the Board in light of California law requiring such changes.

H. Capitalized terms used in this Amendment shall have the same meaning given to them under the Declaration, unless otherwise defined herein.

**NOW, THEREFORE**, the Declaration shall be amended as follows:

1. Section 10(c) of the Declaration is deleted in its entirety and replaced with the following new language:

10. Leasing of Lots.

.....

(c) No sub-rental of a Lot shall be permitted. In addition, no Lot may be used for hotel/transient purposes or for vacation rentals (for example only, listed on airbnb, VRBO, HomeAway, or a similar website) or rented to a corporate housing company.

2. No other amendments to the Declaration, other than as set forth above, are contemplated under this Amendment.


**CERTIFICATE OF PRESIDENT AND SECRETARY  
OF LOS FELIZ ESTATES OWNERS ASSOCIATION**

WE, Gary Carnow, President, and Amelia Christina Ricci, Secretary, of Los Feliz Estates Owners Association (the "Association"), a California nonprofit mutual benefit corporation, hereby certify that:

The terms and provisions recited in the *Amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions of on Tract 27460* (the "Amendment") attached hereto were approved by the Board in light of California law requiring such changes, as described in the recitals to the Amendment.

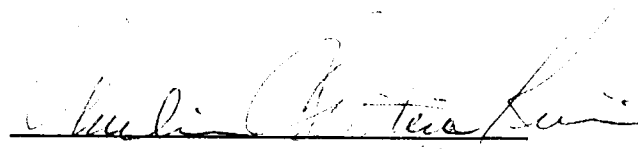
IN WITNESS WHEREOF, we have executed this Certificate of President and Secretary on the date(s) set forth below.

**Los Feliz Estates Owners Association**

By:   
Name: Gary Carnow

Its: President

Date: June 22, 2021

By:   
Name: Amelia Christina Ricci

Its: Secretary

Date: 6-22-2021

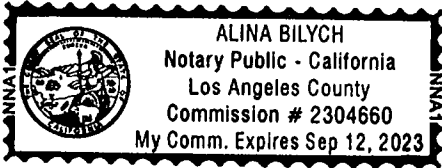
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

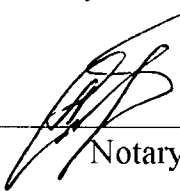
STATE OF CALIFORNIA )  
 )  
COUNTY OF Los Angeles )

On June 22, 2021, before me, Alina Bilych,  
Notary Public, personally appeared Gary Carnow, who  
proved to me on the basis of satisfactory evidence to be the person(x) 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(x), 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.



  
\_\_\_\_\_  
Notary Public

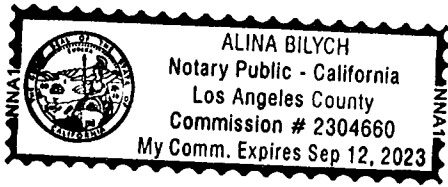
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF Los Angeles )

On June 22, 2021, before me, Alina Bilych,  
Notary Public, personally appeared Amelia Christina Ricci, who  
proved to me on the basis of satisfactory evidence to be the person(x) 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(x), or the entity upon behalf  
of which the person(x) 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.



[Handwritten Signature]  
\_\_\_\_\_  
Notary Public