

**LOS FELIZ ESTATES OWNERS ASSOCIATION
BOARD RESOLUTION
HEALTH AND SAFETY FINDINGS**

WHEREAS, the Board of Directors (“Board”) of Los Feliz Estates Owners Association a California nonprofit mutual benefit corporation (the “Association”) held an open, General Session Board meeting on October 29, 2025 at which a quorum of the Board was present;

WHEREAS, the Association is responsible for the enforcement of the Association’s Governing Documents (including, but not limited to, the Covenants, Conditions & Restrictions (CC&Rs), Bylaws, and any policies and rules and regulations (collectively the “Governing Documents”);

WHEREAS, the CC&Rs provide as follows:

Section 3 – Uses of Property.

(a) All of the lots in the property shall be used only for residential purposes as herein provided, and no part of the property and no lot therein shall be used or caused to be used, or permitted or authorized in any way, directly or indirectly, to be used, for any business or profession, or for any commercial, manufacturing, mercantile, storing, vending or civic, educational, religious, medical, hospital, or other non-residential purposes, or for the manufacturing or sale of malt, vinous or spirituous liquors, or for the carrying on of any noxious activity or pursuit, or any act or thing which may be or become an annoyance or nuisance to the neighborhood.

10. Leasing of Lots.

(d) Each owner shall be responsible for any and all violations of the Property Owners Association’s governing documents committed by any tenant of the owner’s Lot.....

WHEREAS, the Board has determined that the following violations of the Association ‘s Governing Documents pose an adverse health and safety impact to the common area or another member’s property, as described (collectively, “Health & Safety Violation(s)”):

1. Party/nuisance events may interfere with other property at the Association, resulting in the deposit of trash and other debris on the common area or on the property of other owners (including glass bottles and open containers of alcohol substances and other intoxicants). The Board has determined that the foregoing violation(s) pose(s) an adverse health and safety impact to the common area or one or more other member’s property, because residents, their children, and their invitees may be cut by glass, sharp items, or ingest such substances and intoxicants left on the common area or on the property of other members.
2. Party/nuisance events may interfere with other property at the Association and may invite people and strangers into the community, who may enter onto the property of other owners or residents and engage in dangerous or unwelcome behavior such as indiscriminately

knocking on doors at all times of the day and night, indiscriminately ringing doorbells at all times of the day and night, congregating, and/or loitering. The Board has determined that the foregoing violations pose an adverse health and safety impact to the common area or one or more other member's property, because this behavior potentially exposes the Association and its residents to harm, including causing residents to fear for the safety of their property.

RESOLUTION

IT IS HEREBY RESOLVED, that the foregoing Recitals are incorporated into and made a part of this resolution in their entirety as if set forth herein.

IT IS HEREBY RESOLVED, any owner violation that is a Health & Safety Violation may result in a fine exceeding one hundred dollars (\$100) and such total fine amount imposed is in accordance with the law (Civil Code § 5850) and Governing Documents and the Association's existing Fine Policy. No further open, General Session Board meeting is needed to make an individual determination of a Health & Safety Violation for any particular owner where a Health and Safety violation for the conduct referenced above exists.

CERTIFICATE OF SECRETARY

OF

LOS FELIZ ESTATES OWNERS ASSOCIATION

I, the undersigned, do hereby certify that:

1. I am the duly appointed and acting Secretary of Los Feliz Estates Owners Association, a California nonprofit mutual benefit corporation; and

2. The foregoing Resolution of the Board of Directors of Los Feliz Estates Owners Association was approved by a majority of a quorum of the Board members during a duly noticed open, General session Board meeting held on October 29, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this ___th day of November.

By: ARUN AMAR

Name: Arun Amar

Title: Secretary