

**RECORDING REQUEST BY**

Saghian Lavi, PLC  
8889 Olympic Blvd., Suite 200  
Beverly Hills, CA 90211

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**TITLE(S)**

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**NEW HORIZONS SOUTH BAY ASSOCIATION  
AMENDMENT TO THE CC&RS  
Section 8.15. Rental Restriction Amendment in Conformity with AB 3182**

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## NEW HORIZONS SOUTH BAY ASSOCIATION

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### AMENDMENT TO THE CC&RS

This Amendment ("Amendment") to the CC&Rs of New Horizons South Bay Association ("Association") is attached to and made a part of the Restated Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") recorded on April 16, 2013 as Recorder's Document No. 20130562559 and affecting the real property described as:

Lot 1, 2, 3, and 4 of Tract No. 28757 as per Map Recorded in Book 722, Pages 11 through 14, of Maps in the Office of the County Recorder of Los Angeles County.

In the event of any conflicts between this Amendment and the Restated CC&Rs or any previously recorded Amendment, this Amendment shall control

WHEREAS, Section 20.2 of the Association's Restated CC&Rs states as follows:

20.2 Amendment to Conform to Statute. If at any time a provision in these CC&Rs contradicts current law, according to a written opinion of the Association's legal counsel, the Board of Directors will have the authority, on the unanimous approval of the Directors and without approval of the Members, to amend that provision, but only to the extent necessary to render the provision compliant with applicable law.  
20.3 Term of CC&Rs. These CC&Rs shall continue in full force.

WHEREAS, AB 3182 was signed into law on September 28, 2020;

WHEREAS, restrictions in Article 8 of the Restated CC&Rs, recorded on April 16, 2013, contradict AB 3182, signed into law on September 28, 2020;

WHEREAS, the Association's Board of Directors has voted to unanimously approve this Amendment to the extent necessary to render the Restated CC&Rs compliant with applicable law;

NOW THEREFORE, the following Amendment is adopted and added as Section 8.15 of the Restated CC&Rs:

#### **Section 8.15. Rental Restriction Amendment in Conformity with AB 3182:**

- a. Twenty Five Percent Cap. No more than twenty five percent (25%) of the Units in the New Horizons South Bay Association may be rented or leased.
- b. Thirty Days Short Term Rentals. Transient or short-term rentals of a Unit for a period of thirty (30) days or less is prohibited.

**CERTIFICATION**

The undersigned officers of the Association hereby certify that the above CC&Rs Amendment, consisting of the foregoing page, was duly approved and adopted pursuant to Section 20.2 of the Restated CC&Rs.

**NEW HORIZONS SOUTH BAY ASSOCIATION**

By: Margaret M Pagan  
Printed Name of President

Margaret M Pagan 11/19/21  
Signature of President Date

By: George Bunce  
Printed Name of Secretary

George Bunce 11/19/21  
Signature of Secretary Date

**CALIFORNIA ALL-PURPOSE 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 Los Angeles

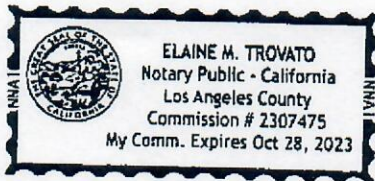
On Jan 19, 2021 before me, Elaine M. Trovato, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Margaret M. Pagan  
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 Elaine M. Trovato  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document New Horizons - Amendment  
Title or Type of Document: to the CC & RS Document Date: 01-19-21  
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: \_\_\_\_\_  
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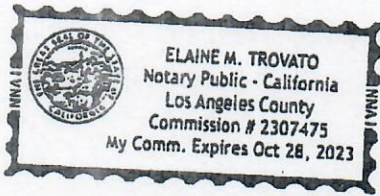
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Partner — Limited General  
Individual Attorney in Fact  
Trustee Guardian or Conservator  
Other: \_\_\_\_\_

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Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_