

**Rental Restrictions (Required Civil Code Sec. 4525)**  
**Ivy Wreath Maintenance Corporation**

Order: W6TKCKJH8  
Address: 221 Tall Oak  
Order Date: 02-09-2022  
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**IVY WREATH  
MAINTENANCE CORPORATION**

**RENTAL RULES**

These Rental Rules are adopted on this 23rd day of December, 2020.

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions, & Restrictions for Ivy Wreath Maintenance Corporation had been recorded in the Office of the Orange County Recorder on or about February 11, 2003 as Book/Instrument No. 200300016153;

WHEREAS, the Association had been established to provide for the preservation of the value, desirability, and amenities of the Ivy Wreath common interest community;

WHEREAS, the California Legislature had adopted Assembly Bill 3182 ("AB 3182") on September 28, 2020;

WHEREAS, AB 3182 mandates that California common interest communities amend their governing documents in order to conform with its provisions;

WHEREAS, AB 3182 provides, among other things, that common interest communities may prohibit short term occupancies of less than thirty (30) days;

WHEREAS, AB 3182 provides that common interest communities may limit the percentage of leased and rented units in a community to twenty five percent (25%);

WHEREAS, the Board of Directors for Ivy Wreath has determined that uncontrolled leasing of residences may result in a diminution of property values, a decrease in available parking, and other nuisances;

WHEREAS, in light of the mandate of AB 3182 to amend the governing documents to conform with the law, the Board of Directors has determined that the approval of the membership is not required in order to adopt this Amendment.

NOW, THEREFORE, the following Rental Rules are adopted:

1. The total number of Units which may be leased at the same time shall not exceed twenty five percent (25%). This restriction shall not apply to any Owner who acquired title to his or her Unit prior to the date of the adoption of these Rules. Once this threshold has been reached, the community manager shall establish a waiting list for those who wish to lease their Units. Selling Owners and potential buyers are responsible for verifying whether the twenty five percent (25%) threshold has been reached.
2. All leases must have a minimum term of thirty (30) days.
3. All provisions of the CC&Rs that are contrary to, or in violation of AB 3182, Civil Code §4740 and/or Civil Code §4741, are void.

4. Any Owner who attempts to lease or rent a Unit in violation of these Rules may be subject to substantial monetary and other penalties and/or civil action in the Los Angeles county Superior Court. Should a lawsuit be pursued, the Association will seek removal of the tenant and reimbursement of its attorneys' fees and costs.

In all other respects the provisions of the Declaration of Covenants, Conditions & Restrictions shall remain unchanged and enforceable.

**CERTIFICATE OF PRESIDENT AND VICE PRESIDENT**

We, the undersigned, do hereby certify as follows:

1. We are the duly elected and acting President and Vice President of Ivy Wreath Maintenance Corporation.
2. The foregoing Rental Rules were duly adopted by the Board of Directors at its meeting of December 23, 2020.

Dated: 12/23/20, 2020

IVY WREATH MAINTENANCE CORPORATION, a  
California non-profit corporation

By: \_\_\_\_\_



(Signature)

TY TSM

(Print Name)

\_\_\_\_\_  
President

Dated: 12/23/20 2020

IVY WREATH MAINTENANCE CORPORATION a  
California non-profit corporation

By: \_\_\_\_\_



(Signature)

EDWARD NAGY

(Print Name)

\_\_\_\_\_  
Vice President