

Valle Vista Management Association, Inc.
221 Westgate Circle, Santa Rosa, CA 95401 – 707-545-5303

January 5, 2021

The attached is the replacement of Rules 2.6D and 2.6F of the Valle Vista R&Rs.

The State of California legislature passed Assembly Bill 3182 in 2020 and the governor signed it into law.

This bill mandates the following changes to our Covenants, Conditions, and Restrictions (CC&Rs) and Rules and Regulations (R&Rs):

- voids rental caps more restrictive than 25%;
- allows minimum 30-day rental restrictions but appears to void anything greater than 30 days (law firms are split on this point);
- mandates all associations amend their governing documents;
- voids any current restrictions on January 1, 2021, but allows associations until December 31, 2021 to amend their governing documents;
- imposes a penalty of \$1,000 on associations that do not comply.

The R&Rs can be modified by the Directors after publication and a 30-day period given to any member who wishes to comment on the new rule. The Board approved the first reading at the November 2, 2020 Board meeting and will approved the final version at the January 5, 2021 Board meeting.

The CC&R modification is a somewhat more complicated process since we must file the CC&Rs with the Sonoma County recorder. Since we have until December 31, 2021 to make all the changes, we will modify the CC&Rs later this year.

The replacement for Rule 2.6D and 2.6F of the Rules and Regulations is attached.

Dave Miller, President

For the Board of Directors

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2.6 Leasing or Renting Your Property

D.) In order to protect and preserve the Common Area and the value of the Lots within the Project, and to further proper and orderly operation of the Association in furtherance of the purpose stated in the Articles of Incorporation, the number of lots which, by reason of rental or lease, and are not occupied by the owners of said Lots, is limited to no more than twenty-five (25%) of the lots at any given time. When a resident dies and we are at the 25% rental limit, whoever inherits the property shall either live in it or sell it. This does NOT constitute a hardship. The new owner may keep the property vacant, if the home and property are maintained to Valle Vista standards (See Rule 2.1)

F.) An owner may lease or rent the lot only to occupants who meet the age restrictions of the Senior Subdivision. No owner shall be permitted to lease or rent their property for any period of less than 30 days. Property owners may appeal the rental limit on a case-by-case basis under the hardship or emergency exception. Refer to CC&Rs for more information. If there is an occasion to consult an attorney, due in any part of our rental policy, the owner of the property to be rented will be responsible for all legal fees.

Approved unanimously by the Board of Directors on January 5, 2021.

Tammy Alander

Secretary