



LAW OFFICES
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

Michael W. Rabkin
mrabkin@wrslawyers.com

08056-001

November 9, 2021

VIA ELECTRONIC MAIL ONLY

info@foa.org

Board of Directors
1127 Tenth Street Condominium Association, Inc.
1127 Tenth Street
Santa Monica, California 90403
Attention: Karen Hayes, Secretary

Re: 1127 Tenth Street Condominium Association, Inc. ("Association")

Dear Karen:

Enclosed for your records, please find a copy of the recorded Certificate of Amendment to Restated Declaration of CC&Rs, which was recorded on October 28, 2021, as instrument number 20211624301. Please distribute a copy to all owners.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

A handwritten signature in blue ink, consisting of several overlapping loops and flourishes, positioned above the printed name.

MICHAEL W. RABKIN

MWR:aak

This page is part of your document - DO NOT DISCARD



20211624301



Pages:
0006

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

10/28/21 AT 03:59PM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	<u>107.00</u>



LEADSHEET



202110281050199

00021360261



012788118

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202110154-11372

WHEN RECORDED, MAIL TO:

Michael W. Rabkin, Esq.
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP
11400 West Olympic Boulevard
Ninth Floor
Los Angeles, California 90064-1582

CERTIFICATE OF AMENDMENT

TO

AMENDED AND RESTATED

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

1127 TENTH STREET CONDOMINIUM ASSOCIATION, INC.

IN ACCORDANCE WITH CIVIL CODE SECTION 4741

THIS AMENDMENT to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for 1127 Tenth Street Condominium Association, Inc. ("Association") is made, with reference to the following facts:

A. The California Legislature passed Assembly Bill 3182, which Bill was signed into law by Governor Newsom, and became effective on January 1, 2021, amending Civil Code Section 4740 and Government Codes Section 65852.2, and adding a new Civil Code Section 4741.

B. New Civil Code Section 4741 requires that an association amend its governing documents on or before December 31, 2021, to conform to the requirements of Civil Code Section 4741.

C. Pursuant to Civil Code Section 4741, the Association's Board of Directors hereby amends the Association's Amended and Restated Declaration of Covenants, Conditions and Restrictions which was recorded on August 22, 2019, as Instrument No. 20190848752, and any other amendments of record in the Official Records of Los Angeles County, California (collectively, the "Declaration"), and encumbers that certain property as shown on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE ASSOCIATION'S DECLARATION IS HEREBY AMENDED AND RESTATED IN ACCORDANCE WITH CIVIL CODE SECTION 4741 AS FOLLOWS:

1. Article V, Section 5.3.1(d) of the Declaration is hereby deleted in its entirety and replaced with the following language:

“(d) New Owner: a person or entity who became the Owner of a Unit after the recordation of this Declaration (other than the Association or a commercial lender in possession).”

2. Article V, Section 5.3.3(b) of the Declaration is hereby deleted in its entirety and replaced with the following language:

“(b) Limit on Leasing Periods. Once a New Owner is granted approval to lease his or her Unit, and does so in accordance with this Section 5.3 and any Rules and Regulations adopted by the Board, such New Owner shall have the right to continue to lease his or her Unit until the earlier to occur of the following (i) such time as the Unit is re-occupied by the Owner; or (iii) the Unit is sold or otherwise transferred to a New Owner.”

3. Article V, Section 5.3.4(a) of the Declaration is hereby deleted in its entirety and replaced with the following language:

“(a) Lease Term. No lease is permitted for a term of less than thirty (30) days. No Unit (or any bedroom therein) may be leased for hotel or transient purposes or advertised for lease for hotel or transient purposes including, but not limited to, on websites such as Airbnb.”

4. Except as the same is hereinabove amended, the Declaration, and each and every provision thereof, shall continue in full force and effect.

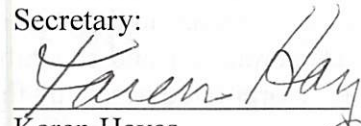
IN WITNESS WHEREOF, the undersigned, being the Treasurer and Secretary of the Association have executed this instrument on the date and year first written above, and this Amendment shall become effective upon recordation of the same in the Los Angeles County Recorder's Office.

1127 Tenth Street Condominium Association, Inc.

Treasurer:


David Nakabayashi

Secretary:


Karen Hayes

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)
) SS
COUNTY OF LOS ANGELES)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____ (Seal)

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)
) SS
COUNTY OF LOS ANGELES)

On October 04th, 2021, before me, Upeksha Thennakoon Mudiyansele, a Notary Public, personally appeared Karen Hayes, 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 Upeksha Thennakoon (Seal)

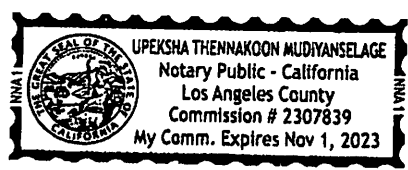
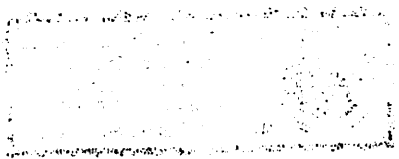


EXHIBIT "A"

Legal Description

Lot 1 of Tract 35921 as per map recorded in Book 912, pages 8 through 9, inclusive of Maps, in the Office of the County Recorder of Los Angeles, State of California.



CALIFORNIA 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 Orange

On October 5, 2021 before me, Kathryn Ann Crilly, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David Nakabayashi
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ 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: _____

Signer is Representing: _____