

December 23, 2020

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED AMENDMENTS TO THE RULES & REGULATIONS**

Dear Homeowner:

As you know, the Board of Directors (“Board”) for the Association is responsible for the management, operation and maintenance of our community, as well as the conduct of residents and their families, guests and invitees while in our community. To facilitate the management and operation of our community, the Board has been given the power to adopt reasonable rules and regulations relating to the operation and use of the Common Area, Exclusive Use Common Area and Lots. California Civil Code section 4350 *et seq.* and Article 3, Section 3.7.1 of the Association’s CC&Rs grants the Board this power.

On September 28, 2020, Governor Gavin Newsom signed into law Assembly Bill 3182 (“AB 3182”). Among other things, AB 3182 amends Civil Code section 4740 and adds a new section 4741 to the Civil Code. The amendments to section 4740 and section 4741 are effective on January 1, 2021.

In accordance with section 4741(a) “[a]n owner of a separate interest in a common interest development shall not be subject to a provision in a governing document or an amendment to a governing document that prohibits, has the effect of prohibiting, or unreasonably restricts the rental or leasing of any of the separate interests, accessory dwelling units, or junior accessory dwelling units in that common interest development to a renter, lessee, or tenant.”

Section 4741(f) provides “[a] common interest development shall comply with the prohibition on rental restrictions specified in this section on and after January 1, 2021, regardless of whether the common interest development has revised their governing documents to comply with this section. However, a common interest development shall amend their governing documents to conform to the requirements of this section no later than December 31, 2021.”

In accordance with, section 4741(c) a common interest development is not prohibited “from adopting and enforcing a provision in a governing document that prohibits transient or short-term rental of a separate property interest for a period of 30 days or less.”

The purpose of the proposed amendments to Rule 2.3 is to comply with Civil Code section 4741. If adopted, **the effect** of Rule 2.3 would be that all rentals or leases in the SCSHCA community would need to comply with the requirements of Rule 2.3.

The Board has determined that certain amendments should be made to the Rules & Regulations as described below. Copies of the verbatim proposed amendments to this document, are posted with this notice.

Please note, California Civil Code (“Code”) section 4360 grants homeowners a twenty (28) day period to review and comment on most rules and rule amendments prior to their adoption. In accordance with section 4360, please provide the Board with any comments regarding these proposed revisions you would like it to consider prior to voting on whether to adopt the same.

All homeowner comments must be in writing and must be received by the Executive Assistant, Vanessa Ayon, via email, at rulechanges@scshca.com or by hand delivery to the Association Office drop box, located outside the HOA Office, no later than **2:00pm. on January 22, 2021.** Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at www.scshca.com, the week of January 18, 2021, the cutoff for the electronic speaker forms is no later than 2:00pm. on Friday, January 22, 2021.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **January 25, 2021 at 2:00pm.**

Please note that if adopted by the Board, these rules will immediately go into effect.

Once the Board votes on these matters, the Board will notify all homeowners of the outcome of the vote.

Thank you in advance for taking the time to read this letter and for providing the Board with your feedback.

Sincerely,

Board of Directors
Sun City Shadow Hills Community Association