

**OCEAN PALMS HOMEOWNERS ASSOCIATION**  
**Rule Change effective Immediately**  
**Civil Code §4741**  
**December 3, 2020**

Under Assembly Bill 3182, codified as California Civil Code §4741 and effective January 1, 2021, unreasonable restrictions concerning the rental or leasing of an Owners' apartment dwelling unit to another will be prohibited.

Consequently, as long as Civil Code §4741 is effective and has not been overturned by the courts or withdrawn or modified by the State Legislature, effective immediately and until otherwise noticed, our Association hereby:

- Suspends enforcement of all unreasonable leasing rules provided in the Association's Covenant, Conditions, and Restrictions (CC&Rs).
- All move in/out fees and deposits of rentals are suspended.
- The rental maximum is increased from the present 20% to the minimum number allowable by Civil Code §4741, which is 25%.

In conformity with Civil Code §4741 the Association reiterates the residential nature and character of the Property as set forth in the CC&Ts and hereby prohibits short term rentals and/or leasing, transient rentals, and/or hotel-like rentals of the Apartments for a term of 30 days or less.

The Board approval of this rule amendment/revision to conform with the laws of California is duly noted in the meeting minutes of the Board of Directors scheduled Business Meeting held on December 3, 2020.