

MOUNTAIN VIEW COMMUNITY ASSOCIATION

May 15, 2022

Dear Homeowners:

The legislature has recently made changes to the law affecting the rental or leasing of separate interests (*e.g.*, Lots and Condominiums) within common interest developments like Scripps Legacy. The changes included the addition of *Civil Code* Section 4741, which prohibits certain types of rental prohibitions and restrictions. Section 4741 requires common interest developments to revise their governing documents to comply Section 4741 by July 1, 2022.

To comply with the *Civil Code* Section 4741, the Board of Directors (“Board”) of the Mountain View Community Association (“Association”) is proposing to amend the Declaration of Covenants, Conditions and Restrictions and Easements for Mountain View (“CC&Rs”). Enclosed for your reference is a copy of the proposed Second Amendment to the CC&Rs containing the text of the proposed revisions.

*Civil Code* Section 4741 authorizes the Board, without approval of the Association’s members, to amend the CC&Rs to comply with Section 4741 at a noticed Board meeting after providing the members with 28 days’ general notice of the proposed revision and a description of the purpose and effect of the amendment, and after consideration of any comments made by members. This notice is being provided to comply with such requirements.

The Board intends to amend the CC&Rs to comply with *Civil Code* Section 4741. The purpose of the proposed changes to the CC&Rs is to comply with current California law. The primary effect of the proposed changes is to revise the foregoing CC&Rs Sections as set forth in the enclosed Second Amendment to bring such Sections into compliance with *Civil Code* Section 4741.

The Board intends to discuss and adopt the proposed Second Amendment to the CC&Rs at its upcoming Board meeting on June 22, 2022, at the Mountain View Clubhouse located at 28855 Rainier Way, Moreno Valley, CA 92555. Pursuant to *Civil Code* Section 4741, subdivision (f), this serves as notice that you, as a homeowner, have the right to attend this meeting and comment on the proposed Second Amendment to the CC&Rs prior to adoption by the Board. In the alternative, you may submit any comments in writing prior to the Board meeting via the Association’s Manager, Amy Dankel, **by email** at Amy.Dankel@fsresidential.com or **by mail** at Mountain View Community Association, c/o First Service Residential, Attn: Amy Dankel, 25240 Hancock Avenue, Suite 400, Murrieta, CA 92562.

We encourage homeowners to attend the Board meeting or to submit their comments in writing. The Board will carefully consider your comments prior to determining whether to adopt the proposed Second Amendment to the CC&Rs.

Thank you for your thoughtful consideration of the proposed Second Amendment to the CC&Rs.

On behalf of the Board of Directors of  
MOUNTAIN VIEW COMMUNITY ASSOCIATION