

AUG 29 1973

EXHIBIT "A"

Lot 1 of Tract 30501 in the City of Los Angeles,
County of Los Angeles, State of California, as
per map recorded in Book 832, Pages 98 and 99 of
Maps, in the office of the County Recorder of said
County.

1.1.

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EXHIBIT "B"

Lot 1 of Tract 28846 in the City of Los Angeles,
County of Los Angeles, State of California, as per
Map recorded in Book 750, Pages 49 and 50 of Maps,
in the office of the County Recorder of said County.

EXCEPTING THEREFROM:

Lot 1 of Tract 30501 in the City of Los Angeles,
County of Los Angeles, State of California, as
per map recorded in Book 832, Pages 98 and 99
of Maps, in the office of the County Recorder
of said County.

T. I.

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RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

GRANT DEED
and
POWER OF ATTORNEY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TERRAMICS INCORPORATED, a corporation,
hereby GRANTS to

the following described real property in the City of Los Angeles,
County of Los Angeles, State of California:

A condominium, more particularly described on Exhibit "A" attached hereto and
incorporated herein by reference.

SUBJECT TO:

1. General and special county and city taxes for the fiscal year 19
to 19
2. Covenants, conditions, restrictions, reservations, rights, rights of
way and easements, if any, of record.

By the execution of this Grant Deed, Grantee expressly

(a) accepts, covenants and agrees to be bound by all of the pro-
visions of and specifically agrees to assure performance of all obligations
under the document entitled: Declaration of Covenants, Conditions and
Restrictions and Grant of Easements for Esplanade Hills Village Condominium
Project, Phase One, recorded _____, 1972, in the Office
of the County Recorder of Los Angeles County, in book _____, Page _____
Official Records of said County. All of the provisions of said document
are hereby re-stated and made a part of this Deed and are hereby incorpo-
rated herein and made a part hereof by reference with the same force and
effect as though fully set forth herein.

(b) accepts, covenants and agrees to be bound by all matters set
forth on the Tract Map and Condominium Plan heretofore referred to.

(c) constitutes and irrevocably appoints the Grantor herein as
attorney-in-fact and agent of Grantee for the purposes described in
Section 13 of the said Declaration, the provisions of which are hereby
incorporated herein with the same force and effect as though fully set
forth herein.

The singular shall include the plural wherever the context of this document
so requires.

DATED _____

TERRAMICS INCORPORATED

By: _____

By: _____

GRANTOR

DATED _____

GRANTEE

T. I.

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STATE OF CALIFORNIA

COUNTY OF _____

ss.

On _____, before me, the undersigned, a
 Notary Public in and for said State, personally appeared _____
 and _____,
 known to me to be the _____ and _____,
 respectively, of TERRAMICS INCORPORATED, the corporation whose name
 is subscribed to the within Grant Deed and acknowledged that they
 executed the same on behalf of the corporation therein named.

WITNESS my hand and official seal.

Notary Public

STATE OF CALIFORNIA

COUNTY OF _____

ss.

On _____, before me, the undersigned, a
 Notary Public in and for said State, personally appeared _____
 _____,
 known to me
 to be the person _____ whose name _____ subscribed to the within
 instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Notary Public

T. I.

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EXHIBIT "A"

That certain Condominium Estate situated in the State of California, County of Los Angeles, City of Los Angeles, consisting of the following:

Unit _____, as said unit is shown and defined on that certain Condominium Plan recorded in Book _____, Pages _____ to _____, inclusive, of Miscellaneous Maps, records of Los Angeles County, California, together with an undivided _____ interest in and to Tract No. 30501, as shown on a map recorded in Book _____, Pages _____ to _____, inclusive, of Miscellaneous Maps, records of Los Angeles County, California.

T. 1.

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EXHIBIT "D"

CONDOMINIUM PLAN

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EXHIBIT "E"

UNIT NUMBER	NUMBER OF ROOMS	UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS
1.	1	4/472
2.	2	4/472
3.	3	4/472
4.	4	4/472
5.	5	4/472
6.	6	4/472
7.	7	4/472
8.	8	4/472
9.	9	4/472
10.	12	4/472
11.	13	4/472
12.	22	4/472
13.	24	4/472
14.	30	4/472
15.	31	4/472
16.	32	4/472
17.	35	4/472
18.	35	4/472
19.	41	4/472
20.	42	4/472
21.	52	4/472
22.	57	4/472
23.	58	4/472
24.	50	4/472
25.	60	4/472
26.	61	4/472
27.	63	4/472
28.	64	4/472
29.	65	4/472
30.	66	4/472
31.	67	4/472
32.	68	4/472
33.	69	4/472
34.	70	4/472
35.	73	4/472
36.	74	4/472
37.	77	4/472
38.	78	4/472
39.	78	4/472
40.	80	4/472
41.	81	4/472
42.	82	4/472
43.	83	4/472
44.	84	4/472
45.	85	4/472
46.	82	4/472
47.	87	4/472
48.	84	4/472
49.	101	4/472
50.	102	4/472

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EXHIBIT "F"

<u>UNIT NUMBER</u>	<u>NUMBER OF ROOMS</u>	<u>UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS</u>
1. 10	5	5/672
2. 11	5	5/672
3. 12	5	5/672
4. 13	5	5/672
5. 14	5	5/672
6. 15	5	5/672
7. 16	5	5/672
8. 17	5	5/672
9. 18	5	5/672
10. 19	5	5/672
11. 20	5	5/672
12. 21	5	5/672
13. 22	5	5/672
14. 23	5	5/672
15. 24	5	5/672
16. 25	5	5/672
17. 26	5	5/672
18. 27	5	5/672
19. 28	5	5/672
20. 29	5	5/672
21. 30	5	5/672
22. 31	5	5/672
23. 32	5	5/672
24. 33	5	5/672
25. 34	5	5/672
26. 35	5	5/672
27. 36	5	5/672
28. 37	5	5/672
29. 38	5	5/672
30. 39	5	5/672
31. 40	5	5/672
32. 41	5	5/672
33. 42	5	5/672
34. 43	5	5/672
35. 44	5	5/672
36. 45	5	5/672
37. 46	5	5/672
38. 47	5	5/672
39. 48	5	5/672
40. 49	5	5/672

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EXHIBIT "C"

<u>UNIT NUMBER</u>	<u>NUMBER OF ROOMS</u>	<u>UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS</u>
1. 16	6	6/472
2. 21	6	6/472
3. 22	6	6/472
4. 27	6	6/472
5. 44	6	6/472
6. 49	6	6/472
7. 50	6	6/472
8. 55	6	6/472
9. 86	6	6/472
10. 91	6	6/472
11. 95	6	6/472
12. 100	6	6/472

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EXHIBIT "H"

(DESCRIPTION OF RESERVED EASEMENT)

LEGAL DESCRIPTION

ROAD EASEMENT TRACT NO. 30501

The northerly 28 feet of Lot 1 of Tract No. 30501, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 832, Pages 98-99 of Maps, in the office of the County Recorder of said County; together with the southerly 22 feet of the northerly 50 feet of the westerly 105 feet of said Lot 1.

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EXHIBIT "1"

(DESCRIPTION OF ASSOCIATION PROPERTY)

The northerly 28 feet of the westerly 1586.95 feet of Lot 1 of Tract No. 28846 in the City of Los Angeles, County of Los Angeles, State of California, as recorded in Book 750, Page 50, of Maps, records of said County.

EXCEPT that portion thereof lying westerly of the easterly line of Lot 1 of Tract No. 30501 as per map recorded in Book 832, Pages 98-99 of Maps, records of said County.

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SUBORDINATION OF DEED OF TRUST

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, is the present owner and holder of a note secured by deed of trust recorded July 19, 1972, as Instrument No. 464, in Book T-7684, Page 493, of Official Records of Los Angeles County, California, and of another note dated October 26, 1972, which is secured by the same deed of trust pursuant to an instrument recorded November 27, 1972, in Book T-7923, Page 345, Official Records of Los Angeles County, California. Said BANK OF AMERICA hereby joins in the foregoing Declaration of Covenants, Conditions and Restrictions and Grant of Easements for the purpose of and does hereby declare the lien and charge of said deed of trust to be subject and subordinate to the covenants, conditions and restrictions contained in the foregoing Declaration.

BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION
A National Banking Association

By:



By:

A.V.P.

AUG 29 1973

This page is part of your document - DO NOT DISCARD



20220617197



Pages:
0005

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

06/09/22 AT 03:33PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	106.00



LEADSHEET



202206091110033

00022436685



013464655

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202206091110033142

Recording Requested By:
Michael W. Rabkin, Esq.

When Recorded Mail To:
Wolf Rifkin Shapiro
Schulman & Rabkin, LLP
11400 West Olympic Blvd.
Ninth Floor
Los Angeles, CA 90064-1582

CERTIFICATE OF AMENDMENT

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

THE VILLAGE GREEN OWNERS ASSOCIATION

IN ACCORDANCE WITH CIVIL CODE SECTION 4741

AND CIVIL CODE SECTION 4225

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for The Village Green Owners Association ("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. Civil Code Section 4225 requires that an association amend its governing documents to delete any restrictive covenant in violation of Section 12955 of the Government Code.

D. Pursuant to Civil Code Sections 4741 and 4225, the Association's Board of Directors hereby amends the Association's Declaration of Covenants, Conditions and Restrictions which was recorded on August 29, 1973, as Instrument No. 549, as amended by that certain First Amendment to Declaration recorded on May 1, 1979, as Instrument No. 79-472123, and any other amendments of record in the Official Records of Los Angeles County, California (collectively, the "Declaration"), which Declaration 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 SECTIONS 4741 AND 4225 AS FOLLOWS:

1. Article 11, Section 11.1(a) of the Declaration is hereby deleted in its entirety and replaced with the following language:

“(a) Each UNIT shall be used for single family residential purposes only. “Residential purposes” shall be construed to include the lease or rental of a UNIT for a minimum period of at least thirty (30) days, but in no event shall include the use of the UNIT as a hotel, motel, boarding house or the like, nor shall any lessee of a UNIT be furnished by the OWNER or lessor of the UNIT with meals, periodic fresh bed linen or towels, eating utensils and the like. As further restrictions on the leasing of any UNIT, each OWNER who leases his UNIT shall (i) immediately notify the BOARD of such lease and provide the BOARD with a copy of any written lease, or if there is no written lease, with a description of all the terms of any oral lease of a UNIT; (ii) provide the BOARD with the full names and previous residence addresses of all persons residing in a UNIT leased by such OWNER; and (iii) within ten (10) days after the commencement of any such lease, submit to the BOARD a statement signed by the lessee or lessees of such UNIT on a form provided by the BOARD, in which such lessees agree to abide by all the provisions of this Declaration as well as all rules and regulations promulgated by the Board affecting this PROJECT. Any breach by such a lessee of this Declaration, the ARTICLES, the BYLAWS, or rules and regulations promulgated hereunder by the BOARD shall be considered to be a breach by the OWNER of the UNIT which such lessee is leasing.”

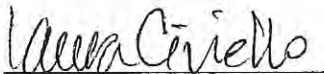
2. Except as the same is hereinabove amended, the Declaration, and each and every provision thereof, shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the President 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.

The Village Green Owners Association

President:

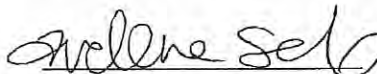
Secretary:



Signature

LAURA CIVIELLO

Print Name



Signature

Avelene Schodorf

Print Name

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.

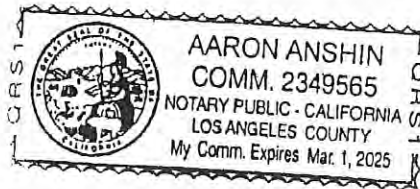
STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On 6-2-2022, before me, AARON ANSHIN, a Notary Public, personally appeared LAURA CIVIELLO, 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] (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 6-2-2022, before me, AARON ANSHIN, a Notary Public, personally appeared AVELENE SCHWORE, 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] (Seal)

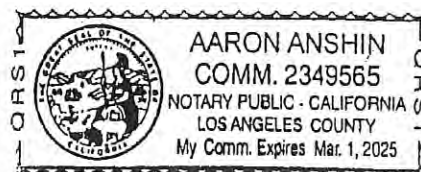


EXHIBIT "A"

Legal Description

PHASE ONE:

Lot 1 of Tract 30501 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 832, Pages 98 and 99 of Maps, in the Office of the County Recorder of said County.

PHASE TWO:

Lot 1 of Tract 32006 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 840, Pages 16 and 17 of Maps, in the Office of the County Recorder of said County.

PHASE THREE:

Lot 1 of Tract No. 29544 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 845, Pages 68 through 70, inclusive, of Maps, in the Office of the County Recorder of said County.

PHASE FOUR:

Lot 2 of Tract No. 29544 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 845, Pages 68 through 70, inclusive, of Maps, in the Office of the County Recorder of said County.

PHASE FIVE:

Lot 3 of Tract No. 29544 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 845, Pages 68 through 70, inclusive of Maps, in the Office of the County Recorder of said County.

PHASE SIX:

Lot 4 of Tract No. 29544 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 845, Pages 68 through 70, inclusive of Maps, in the Office of the County Recorder of said County.