
LANDMARK YORKTOWN COMMUNITY ASSOCIATION

March 20, 2025

**RE: Landmark Yorktown Community Association
Official Notice of Rule & Policy Adoption
*General Rules & Regulations***

Dear Homeowner(s):

In accordance with *California Civil Code §4360*, the Landmark Yorktown Community Association ("Association") hereby provides you notice that a change to the General Rules & Regulations were adopted at the Board of Directors meeting on March 20, 2025.

The Adopted Rules/Policies are as follows:

(1) General Rules & Regulations - Changes

Rule No. 1 of the Association's General Rules & Regulations currently provides:

"1. When an owner rents or leases out his/her unit, the right to use the Common Area(s) such as the pool and/or the Clubhouse is assigned to the renters/lessees. The owner forfeits his/her own right to use these facilities. Owners are responsible for the actions of their renters/lessees and any guests of the owner or renters/lessees."

The proposal is to add the text printed below in ***bold italic***:

"1. When an owner rents or leases out his/her unit, the right to use the Common Area(s) such as the pool and/or the Clubhouse is assigned to the renters/lessees. The owner forfeits his/her own right to use these facilities. ***Section 2.01 of Article II of the CC&Rs also provides that each unit shall be used solely as a private single family dwelling unit. Non-resident owners who rent or lease their unit must therefore provide the Association's management company with a copy of the lease or rental agreement for their unit for the purpose of confirming that the unit is being used as a private dwelling by a single family, and for the purpose of confirming the identity of the tenants/lessees who have been delegated the right to use the Common Area facilities. The copy of the lease or rental agreement shall be provided: 1) within fifteen (15) days after execution of a lease or rental agreement; and 2) within fifteen days after any tenant or lessee is added to, or removed from, a lease or rental agreement. The dollar amount of the rent may be removed from the copy of the lease/rental agreement provided to the management company. Failure or refusal to comply with this rule may, following notice and an opportunity for a hearing, result in a fine not to exceed \$50.00 for the first violation, and a fine not to exceed \$100.00 for each subsequent violation.*** Owners are responsible for the actions of their renters/lessees and any guests of the owner or renters/lessees."

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Homeowners are encouraged to retain these documents with your permanent property records. Upon your receipt and review of the enclosed, should you have any questions, please do not hesitate to contact the undersigned at (949) 372-4039.

Very truly yours,

At the Direction of the Board of Directors
Landmark Yorktown Community Association

Justin Dacko
CCAM, Community Manager
Powerstone Property Management