



SEABREEZE
MANAGEMENT COMPANY

seabreezemgmt.com in f t i

January 24, 2025

To: Bixby Hill Community Association Membership

Re: Recorded CC&R Amendment

Dear Bixby Hill Community Association Resident

Enclosed for your records, please find a copy of the First Amendment to the CC&RS which was recorded with the Los Angeles County Recorder on January 17, 2025.

Thank you,

Seabreeze Management



BAY AREA
COACHELLA VALLEY
INLAND EMPIRE
LAS VEGAS
LOS ANGELES
ORANGE COUNTY
SAN DIEGO

CORPORATE OFFICE

26840 Aliso Viejo Parkway | Suite 100 | Aliso Viejo, CA 92656 | p 949.855.1800 | f 949.855.6678

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20250036275



Pages:
0005

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

01/17/25 AT 08:30AM

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



LEADSHEET



202501170270003

00025167124



015098923

SEQ:
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SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
BIXBY HILL COMMUNITY
ASSOCIATION

WHEN RECORDED, MAIL TO:

WHITNEY | PETCHUL
27 Orchard Road
Lake Forest, CA 92630

(Space Above For Recorder's Use)

**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS,
COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, LIENS AND
CHARGES**

This First Amendment to Declaration of Protective Restrictions, Covenants, Conditions, Reservations, Easements, Liens and Charges ("First Amendment") is executed by Bixby Hill Community Association, a California non-profit mutual benefit corporation ("Association").

P R E A M B L E

A. Association is the association of owners of certain real property ("Project") located in the City of Long Beach, County of Los Angeles, State of California. The Project includes the real property described in **Exhibit "1"** attached hereto and incorporated herein.

B. The Project is subject to the Declaration of Protective Restrictions, Covenants, Conditions, Reservations, Easements, Liens and Charges, which was recorded on March 28, 1966, as Instrument No. 2788 of Book M2165, Page 522, ("Declaration"), in the Official Records of Los Angeles County, California.

C. The Declaration contains a provision as to the manner by which the Declaration may be amended. Pursuant to Article VII, Section 2 of the Declaration, the Declaration may only be amended with the consent of seventy-five percent (75%) of the Members.

D. The Association sought Membership approval for this First Amendment via Membership vote. Upon tabulation of the written Ballots from the Members, it was determined that at least seventy-five percent (75%) of the Members voted in favor of the First Amendment thereby satisfying the provisions of Article VII, Section 2.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Article Three, Section 2, Subsection (a)(3) of the Declaration is hereby amended, such that the existing language is deleted in its entirety and replaced with the following:

(3) No trees or shrubs shall be maintained at a location which in the written opinion of the Architectural Committee may unreasonably obstruct the view from any building site or of any resident or occupant of any portion of said property covered hereby.

2. Except as expressly modified herein, the capitalized terms in this First Amendment shall have the same meanings as are given such terms in the Declaration. Except as amended herein, the Declaration is hereby ratified and confirmed by the Association.

This First Amendment has been executed on January 13, 2025.

Pursuant to *Civil Code* §4270, the undersigned officers of the Association hereby certify that the requisite approvals for this First Amendment, as described in Preamble Paragraphs "C" and "D" above, have been obtained.

BIXBY HILL COMMUNITY ASSOCIATION, a
California non-profit mutual benefit corporation

By:

Melinda Frizzell

Name:

Melinda Frizzell

Title:

President

By:

Rebecca J. Omel

Name:

Rebecca J. Omel

Title:

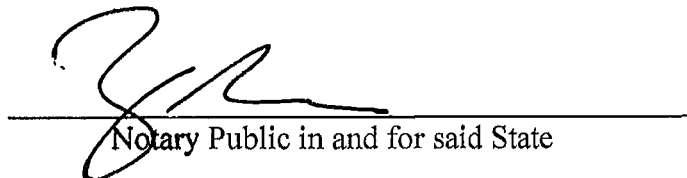
Secretary

"Association"

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.

On January 13, 2025 before me, Mark J Baker, Notary Public, personally appeared Melinda Frizzell, and Rebecca J Omel 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.

WITNESS my hand and official seal.



(Seal)

EXHIBIT "1"

PROJECT

Lots 1 to 202 inclusive of tract number 21067 in the County of Los Angeles, State of California, as per maps recorded in Book 737, Page 76 to 84, inclusive of maps in the office of the Recorder of said County.

Lots 1 to 88 inclusive of tract number 23482 in the County of Los Angeles, State of California, as per maps recorded in Book 747, Page 46 to 47, inclusive of maps in the office of the Recorder of said County.

Lots 1 to unknown inclusive of tract number 17367 in the County of Los Angeles, State of California, as per maps recorded in Book unknown, Page unknown, inclusive of maps in the office of the Recorder of said County.

Community Property:

Lots 115—126 of Tract 17367 as per map recorded December 4, 1969, in Book 794, Pages 1—5, of Miscellaneous Maps, Records of Los Angeles County, California.

Lots 89—91 of Tract 23482 as per map recorded September 22, 1965, in Book 747, Pages 46—47, of Miscellaneous Maps, Records of Los Angeles County, California.