

**SECRET BALLOT
COUNTRY HILLS HOMEOWNERS ASSOCIATION**

BALLOT FOR PROPOSED CC&R AMENDMENTS TO PROHIBIT SHORT-TERM RENTALS

PURPOSE OF THE SECRET BALLOT:

The homeowners are being asked to vote on proposed CC&R Amendments to prohibit short-term rentals.

The text of the proposed amendments is enclosed with this Secret Ballot.

At least 144 homes must vote in favor to pass the Amendments.

Pursuant to state law, the proposed Amendments, if approved, will only be binding upon owners who acquire their lots **after** the Amendments are recorded. All owners who acquired their lots before the Amendments are recorded are automatically “grandfathered” and the Amendments will not apply to them, regardless whether they are currently renting or not.

VOTING INSTRUCTIONS: Please cast your vote to Approve or Disapprove the proposed Amendments:

APPROVE _____

DISAPPROVE _____

Mailing/Return Instructions

1. Place your completed Secret Ballot inside the inner envelope.
2. Seal the inner envelope and place it inside the enclosed preaddressed return envelope.
3. Put your name, **Country Hills Estates** address, and signature on the top left corner of the pre-addressed return envelope. **YOU MUST SIGN THE OUTER ENVELOPE.**
4. **If you return the Secret Ballot my mail, please ensure it is mailed in sufficient time to ensure receipt by 5:00 p.m. on August 18, 2026.**
5. To vote in person, the Secret Ballot and the two envelopes may be handed to the Inspector of Election at the Meeting described below before the Inspector announces the closing of the polls.

The secret ballots will be opened and counted by the Inspector of Election at an open Meeting that will be held on August 18, 2026, at 7:00 p.m. at the Brea Civic Center. Ballots may be handed to the Inspector Election prior to the closing of the polls. If an insufficient number of ballots is received, the voting period may be extended.

The rules governing this election may be found at:

<http://myhoa.com/countryhillsestates/documents/misc/electionrules.pdf>

Country Hills Homeowners Association

Proposed CC&R Amendments

(Short-Term Rental Restriction)

The Declaration of Covenants, Conditions and Restrictions for **Country Hills Homeowners Association**, recorded September 11, 1978 in the Official Records of Orange County, California, as amended, is hereby further amended by adding the following new Section 15 to Article VII (Use Restrictions) and by amending Section 18 of Article XI.

A. Section 15. Short-Term Rental Prohibition

1. Residential Use Requirement

All Lots within the Properties shall be used solely for residential purposes consistent with the existing provisions of Article VII.

2. Prohibition on Short-Term Rentals

No Owner shall lease, rent, license, advertise, or otherwise allow occupancy of any Lot, dwelling, or portion thereof for **transient or short-term occupancy**.

3. Minimum Lease Term

Any lease or rental of a Lot or dwelling, or portion thereof shall be for a **minimum period of thirty (30) consecutive days**.

4. Advertising and Hosting Platforms Prohibited

No Owner shall advertise or offer a Lot or dwelling, or portion thereof, for short-term rental through platforms including, but not limited to:

- o Airbnb
- o VRBO
- o HomeAway
- o Booking platforms or similar services

when the rental period offered is less than the minimum lease term required herein.

5. Hotel-Type Use Prohibited

No Owner shall operate or permit the operation of any Lot as:

- o a hotel
- o motel

- o boarding house
- o bed and breakfast
- o transient lodging
- o or similar commercial lodging use.

6. Responsibility of Owners

Owners shall be responsible for ensuring that their tenants, their guests, the guests of their tenants and all occupants of the Owner's dwelling within the Properties comply with the Association's governing documents. The term governing documents as used in this Section 15 shall have the same definition as given in California *Civil Code* section 4150.

7. Enforcement

Any violation of this Section shall constitute a violation of the Association's governing documents and may be enforced by the Association through:

- o fines and penalties
- o suspension of privileges
- o legal action
- o and/or any other remedies available under the governing documents or California law.

B. Amendment to Section 11 of Article XI

The sentence "Other than the foregoing, there is no restriction on the right of any owner to lease his lot" shall be deleted. In all other respects, Section 11 of Article XI shall continue in full force and effect.

Recordation

Upon approval by the required percentage of the membership pursuant to the amendment provisions of the Declaration, the Amendments shall be recorded in the Official Records of **Orange County, California**, and shall thereafter, in accordance with California Civil Code sections 4741(h) and 4740, be binding upon Owners within the Properties who acquire their Lots after the Amendments are recorded.