

Date: October 20, 2026

To: All Members of Villa Antigua Homeowners Association
From: Board of Directors

Re: **Notice of Proposed Short-Term Rental Policy**

Dear Villa Antigua Homeowners Association Member:

The Board of Directors ("Board") for Villa Antigua Homeowners Association is responsible for establishing rules and policies regarding the management and operation of our community. In keeping with this responsibility, the Board, with the assistance of the Association's legal counsel, has approved a Board Resolution containing a proposed Short-Term Rental. A verbatim copy of the Proposed Short-Term Rental Policy is enclosed with this letter.

The Short-Term Rental Policy is intended to serve two primary purposes. First, the Short-Term Rental Policy is intended to bring the Association into compliance with California Civil Code § 4741(c) which became effective on January 1, 2021. Second, the Short-Term Rental Policy is intended to inform members the minimum sixty (60) day rental or lease term in Article V, Section 5.1(a) of the Association's 1984 Declaration of Covenants, Conditions and Restrictions is no longer enforceable.

Your Input is Requested

California Civil Code § 4360 grants owners a twenty-eight (28) day period to review and comment on most rules and policies before the same are adopted. In accordance with § 4360, please review the proposed Short-Term Rental Policy and then forward to the Board of Directors, by way of the Association's General Manager, Clover Ericson, any comments or suggestions you would like the Board to consider prior to voting on whether to adopt them. Your comments and suggestions may be e-mailed to Ms. Ericson at office@villaantiguahoa.org, or mailed to her at 5844 Menorca Drive, San Diego, CA 92124.

All owner comments made in writing must be received by Ms. Ericson no later than **2:00 p.m. on November 17, 2026**, so that the Board can duly consider them before voting on whether to adopt the proposed Short-Term Rental Policy. Additionally, comments may be made during the Homeowner Forum portion of the meeting whereat the Board will conduct this vote. **This Meeting is scheduled for Tuesday, November 17, 2026 at 6:00 p.m., at the office, which is located at 5844 Menorca Drive, San Diego, CA 92124.**

If adopted by the Board, the proposed Short-Term Rental Policy will go into effect immediately.

Please retain the enclosed document so if the proposed Short-Term Rental Policy is adopted, you have a copy of it.

Thank you in advance for taking the time to review the proposed Short-Term Rental Policy and provide the Board with your feedback.

Sincerely,

Board of Directors
Villa Antigua Homeowners Association

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, Article V, Section 5.1(a) of the Association's 1984 Declaration of Covenants, Conditions and Restrictions for Villa Antigua Homeowners Association (Amended and Restated CC&Rs) provides a Lot Owner may rent or lease their Dwelling for a period of at least sixty (60) days.

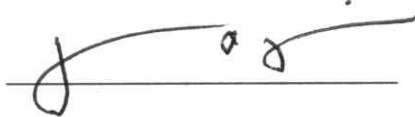
WHEREAS, California Civil Code 4741(c) provides an association may adopt or enforce a governing document provision that permits transient or short-term rentals for a period of not less than thirty (30) days.

WHEREAS, California Civil Code 4741(f) provides an association shall comply with the requirements of Civil Code 4741 regardless of whether it has revised their governing documents to comply with this section.

WHEREAS, California Civil Code 4205(a) provides when there is a conflict between an association's governing documents and the law, the law prevails.

WHEREAS, on October 20, 2026, on a motion duly made and seconded, the Villa Antigua Homeowners Association Board of Directors finds, resolves and declares that this Resolution, which hereby permits transient or short-term rentals for a period of not less than thirty (30) days notwithstanding Section 5.1(a) of the Amended and Restated CC&Rs, take effect October 20, 2026.

APPROVED this 20th day of October 2026 by the Board of Directors of Villa Antigua Homeowners Association.



President



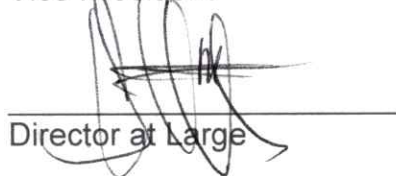
Secretary



Vice President



Treasurer



Director at Large