

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL SEVENTEEN
March 03, 2020
Meeting begins at 1:30 p.m.
Administration Building, Conference Room A

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE
2. RESIDENTS' COMMENTS (2-3 minutes per resident; agenda items only)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. Massetti, GRF Representative
Ms. Hopkins, Mutual Administration Director
Mr. Harper, Building Inspector
Ms. Givehand, Recording Secretary
5. APPROVAL OF MINUTES:
 - a. **Regular Meeting Minutes of February 4, 2020 (p. 3)**
6. BUILDING INSPECTOR'S REPORT Mr. Harper
Permit Activity; Escrow Activity; Contracts & Projects; Resident and Mutual Requests (p. 3)
7. GRF REPRESENTATIVE Mr. Massetti
8. **UNFINISHED BUSINESS**
 - a. National presentation
9. **NEW BUSINESS**
 - a. Discuss and vote to approve mutual monthly finances (p.4)
 - b. Discuss and vote to approve Mutual Application & Approval Co-Occupant form (pp.5-12)
 - c. Discuss and vote to approve the tree trimming contract (pp.13-14)
 - d. Discuss and vote to approve the Notice of Authorization to Close Escrow form (pp.15-16)
 - e. Discuss and vote to approve having the Certificate of Amendment to Declaration of Covenant, Conditions and Restrictions (CC&R) on the ballot (pp.17)
 - f. Discuss and vote to approve the circulation of Recorded Certificate of Amendment to Declaration of Covenant, Conditions and Restrictions (CC&R) to mutual owners (pp.18-25)

STAFF BREAK BY 3:00 p.m.

10. PRESIDENT'S REPORT Ms. Gassman
11. VICE PRESIDENT'S REPORT Mr. Hayes
12. SECRETARY'S REPORT / CORRESPONDENCE Mrs. Poe
13. TREASURER'S REPORT Ms. Schumacher
14. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
15. ANNOUNCEMENTS
 - a. **NEXT REGULAR MONTHLY MEETING: Tuesday, April 7, 2020,
1:30 p.m., Administration Building, Conference Room A**
16. COMMITTEE REPORTS
 - a. Landscape Committee
 - b. Social Committee
 - c. Emergency Information
 - d. Physical Property Committee
17. RESIDENTS' COMMENTS (2-3 minutes per resident)
18. ADJOURNMENT
19. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:00 p.m.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **17**

INSPECTOR: **Mark Harper**

MUTUAL BOARD MEETING DATE: **March 3, 2020**

Print Date: **2/24/2020**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	FINAL INSPECTION	CONTRACTOR / COMMENTS
102-B	HEATPUMP	BOTH	02/13/20	05/13/20	NO	NONE	GREENWOOD
51-A	FLOORING	GRF	02/21/20	03/21/20	NO	NONE	FAMILY FLOORS

Contract Services

Project Discription

J & J Landscaping	Landscape Maintenance Ex 10/31/2022
HSG Window Cleaning, Inc.	Window Washing Ex 12/31/2019
Fenn Pest & Termite	Termite Inspections Ex 05/31/2020
Empire Pipe Cleaning	Sewer Line Maintenance Ex 12/31/2019
Innovative Cleaning Services	Carport and Cleaning Services Ex 04/30/22
State of California Elevator Inspection	Elevator Inspection Ex 11/30/2019

Mutual and Resident Request

Mutual Corporation No. Seventeen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: MARCH 3, 2020
CC: MUTUAL FILE

I move to acknowledge, that per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the mutual's reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the mutual has its operating and reserve accounts, an income and expense statement for the mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the months of February 2020.

Mutual Corporation No. Seventeen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE MUTUAL APPLICATION &
APPROVAL CO-OCCUPANT FORM
DATE: MARCH 3, 2020
CC: MUTUAL FILE

I move to approve the Mutual Application & Approval Co-Occupant form.

Unit # _____

Mutual 17 Application & Approval Co-Occupant

The following signed documents pertain to an application by a Owner -Member to seek approval by the Mutual Board to include a Co-Occupant in the residency of their unit. Note: A Co-Occupant has no ownership rights in the Leisure World unit. Please fill out the following attached documents:

- | | |
|---|-----------|
| <input type="checkbox"/> Sign Cover Sheet Disclosure | Pages 1-2 |
| <input type="checkbox"/> Co-Occupant Application Form | Pages 3-4 |
| <input type="checkbox"/> Co-Occupant Agreement | Pages 5-7 |

Owner-Member Name: _____

Owner -Member Name: _____

Co-Occupant's Name: _____

Amenities Fee \$4,078 and Setup Fee \$100.00 is paid: Receipt # _____

ID Card Received: _____ Date _____ Staff _____

x _____ Date: _____
Co-Occupant Signature

x _____ Date: _____
Owner-Member Signature

x _____ Date: _____
Owner-Member Signature

APPROVED BY SEAL BEACH MUTUAL NO 17

By: _____

Title: _____

Date: _____

RECEIVED BY GOLDEN RAIN FOUNDATION

By: _____

Title: _____

Date: _____

TERMS USED IN THIS FORM:

Member – A person who is the owner of Mutual Seventeen and is a member of the Golden Rain Foundation (GRF). Only resident Owners can become members of the GRF. Non-resident co-owners (NRCO) are NOT members of the GRF and cannot request co-occupant approval for the unit. This term is defined in the GRF-BYLAWS ARTICLE II. Membership, SECTION III.

Owner-Member – a person who is the owner of a unit in Mutual 17.

Mutual 17 Co-Occupant Application

Golden Rain Foundation

Unit: _____

Stock Transfer Office

Confidential Information
Maintained In GRF Corporate File

Last Name	First Name	Middle Initial
Date of Birth	City and State of Birth	Male <input type="checkbox"/> Female <input type="checkbox"/> Other <input type="checkbox"/>
Married <input type="checkbox"/> Divorced <input type="checkbox"/> Single <input type="checkbox"/> Widow <input type="checkbox"/> Widower <input type="checkbox"/> Domestic Partner <input type="checkbox"/>		Retired: Yes <input type="checkbox"/> No <input type="checkbox"/>
	If not retired, Current Occupation	Relationship to Owner-Member

Home Phone ()	E-Mail Address
Cell Phone ()	

IMPORTANT: NEXT-OF-KIN OR EMERGENCY CONTACT INFORMATION		
Name	Address	Relationship
Home Phone ()	Work Phone ()	Cell Phone ()

PLEASE ATTACH A COPY OF GOVERNMENT ISSUED PHOTO ID FOR PROOF OF AGE

Does the Co-Occupant have an expectation of ownership interest in the Owner-Members' Unit? _____

If yes, please describe your inheritance interest and attach any legal documents which support your future right of inheritance such as a Certification of Trust, Court Order or other.

We hereby certify and declare under penalty of perjury, that the foregoing information is true and correct.

Date this ____ day of _____, 20____, at Seal Beach Leisure World.

Owner-Member Signature

date

Owner-Member Signature

date

Co-Occupant's Signature
Pursuant to Policy 1803

date

Mutual 17

Co-Occupant Agreement

Unit: _____

This **“AGREEMENT”** made and entered into this ____ day of _____, 20____ by and between Seal Beach Mutual No. 17 (hereinafter referred to as the **“CORPORATION”**), a Corporation having its principal office and place of business in Orange County, CA, and the Owner-Member: _____ and the Co-Occupant: _____.

WHEREAS, the corporation was formed for the purpose of acquiring, owning and operating a condominium housing project to be located at Seal Beach Leisure World, Seal Beach, Orange County, California, with the intent that its Owner-Members shall have the right to occupy the dwelling units thereof under the terms and conditions set forth in the Governing documents; and

WHEREAS, the Owner-Member has a bona fide intention to reside in the project, and the Co-Occupant is qualified as a senior citizen pursuant to Civil Code 51.3.

NOW THEREFORE, in consideration of the Mutual promises contained herein, the Corporation hereby consents to the Co-Occupant residing with the Owner-Member in Unit No. _____, Seal Beach Mutual No. 17, located at Leisure World.

ARTICLE 1. CHARGES

The Owner-Member hereby covenants and agrees to pay the Golden Rain Foundation an amount equal to the then current Amenities Fee payable in the same amount as is required of all Shareholder-Members at Leisure World.

ARTICLE 2. CARRYING CHARGES

The Co-Occupant acknowledges, covenants and agrees that in order to maintain residency with the Owner-Member, it is necessary that all monthly carrying charges as set forth between the Corporation and the Owner-Members be paid.

ARTICLE 3. GOVERNING DOCUMENTS

The Co-Occupant acknowledges reading the Governing Documents existent between the Corporation and the Owner-Member and agrees to be bound by all of the terms and provisions therein contained as to residency, and the fact that said condominium is to be used for residential purposes only. The Co-Occupant agrees and acknowledges that the Co-Occupant, in order to maintain residence, is jointly liable with the Owner-Member for all such charges related to the Seal Beach Mutual unit being occupied.

ARTICLE 4.

The Co-Occupant agrees that no right held by the Co-Occupant to reside with the Owner-Member may be assigned nor transferred to any other person and that no immediate or collateral family member in any relationship with the Co-Occupant will be allowed to reside with the Co-Occupant.

ARTICLE 5.

The Co-Occupant is entitled to use any and all of the facilities furnished and provided for Members of the Foundation at Leisure World and the Co-Occupant shall be entitled to enjoy said facilities together with the right of Occupancy with the Owner-Member.

ARTICLE 6.

The Co-Occupant covenants and agrees that he/she will comply with any and all pertinent corporate regulations, bylaws, and rules of the Corporation and Golden Rain Foundation (GRF) related to occupancy, and will endeavor with the Owner-Member to cooperate with the other residents to bring about, for all residents of the Seal Beach Mutual in which the condominium is located, a high standard of home and community conditions. The Co-Occupant acknowledges that, by his/her acts and actions, if the occupancy is detrimental to the peace, quiet and enjoyment of the Seal Beach Leisure World community, that the same may result in the eviction of the Co-Occupant. The Co-Occupant acknowledges that he/she may be requested to leave Leisure World or be evicted in the event said individual ceases to be qualified pursuant to the provisions of California Civil Code 51.3 (2) (B).

FURTHER: The Co-Occupant covenants and agrees that he/she has, pursuant to Civil Code, **NO RIGHT** to continue residence in the event of death, dissolution of marriage, hospitalization or other prolonged absence of the Owner-Member, unless such right is bestowed upon the Co-Occupant by other acceptable legal documentation hereinbefore identified.

ARTICLE 7.

Co-Occupant understands that though they have an ID card for use of the community facilities, Co-Occupant may not attend monthly or Annual Mutual Owner-Member Meetings, or hold office, or participate in any governing process of the Mutual 17 Corporation in which they reside or of the Golden Rain Foundation.

Owner-Member Signature

date

Owner -Member Signature

date

Co-Occupant's Signature

date

Mutual Corporation No. Seventeen

MEMO

TO: MUTUALBOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO ACCEPT TREE TRIMMING PROPOSAL
FROM J&J LANDSCAPING (NEW BUSINESS, ITEM C)
DATE: MARCH 3, 2020
CC: MUTUAL FILE

I move to approve the proposal from J & J Landscaping for trimming of the Aleppo Pines along Seal Beach wall and authorize the president to sign the contract for an amount not to exceed \$3,100.00. Funds to come from Landscaping Extras.



J & J
Landscaping
Lic# 790032

PROPOSAL

(562) 650-1511
CD_Juventud@yahoo.com

11535 Belcher St.,
Norwalk, CA 90650

Attention:
Mutual No. 17
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740
Date: 2-19-20

Project Title: Mutual No.17

Description	Quantity	Unit Price	Cost
Trim the Aleppo Pines along seal beach wall To us there is 5 emergency ones to do , 3 in front of building 3 and 1 in front of buildings 1 and 2.			\$ 3,100
Labor and materials		Total	\$ 3,100

Thank you for choosing J & J Landscaping!

Mutual Corporation No. Seventeen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO THE NOTICE OF AUTHORIZATION TO CLOSE
ESCROW FORM
DATE: MARCH 03, 2020
CC: MUTUAL FILE

I move to approve the Notice of Authorization to Close Escrow form

Notice of Authorization to Close Escrow

MUTUAL/UNIT NO.: _____

Date of Orientation: _____

Move-in Date: _____

Escrow company: _____

Buyer(s) Name(s): _____

Approval given by: _____ Date: _____
_____ Date: _____

SIGNED COPY TO STOCK TRANSFER OFFICE

ST/BM1/27/2020

Notice of Authorization to Close Escrow

MUTUAL/UNIT NO.: _____

Date of Orientation: _____

Move-in Date: _____

Escrow company: _____

Buyer(s) Name(s): _____

Approval given by: _____ Date: _____
_____ Date: _____

SIGNED COPY TO STOCK TRANSFER OFFICE

ST/BM1/27/2020

Mutual Corporation No. Seventeen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE CERTIFICATE OF AMENDMENT TO DECLARATON OF COVENANT, CONDITIONS AND RESTRICTIONS (CC&R) ON THE BALLOT (NEW BUSINESS, ITEM E)
DATE: MARCH 3, 2020
CC: MUTUAL FILE

I move to approve having the Certificate of Amendment to Declaration of Covenant, Conditions and Restrictions (CC&R) on the ballot.

Mutual Corporation No. Seventeen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CIRCULATION OF RECORDED
CERTIFICATE OF AMENDMENT TO CC&R TO MUTUAL OWNERS (NEW
BUSINESS, ITEM F
DATE: MARCH 3, 2020
CC: MUTUAL FILE

I move to approve the circulation of the Recorded Certificate of Amendment to CC&R to Mutual No. Seventeen owners.

CONFIRMED COPY

RECORDING REQUESTED BY

Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
Michael W. Rabkin, Esq.
11400 W. Olympic Blvd., 9th Floor
Los Angeles, California 90064-1582

WHEN RECORDED MAIL TO

NAME Michael W. Rabkin, Esq.
Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
MAILING ADDRESS
11400 W. Olympic Blvd., 9th Floor
CITY, STATE Los Angeles, CA
ZIP CODE 90064

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 1 4 8 1 9 5 7 \$ *
2020000062189 1:25 pm 02/13/20

7 413A A23 7
0.00 0.00 0.00 0.00 18.00 0.00 0.000.0075.00 3.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

T I T L E (S)

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
SEAL BEACH MUTUAL NO. SEVENTEEN

WHEN RECORDED, MAIL TO:

Michael W. Rabkin, Esq.
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP
11400 W. Olympic Boulevard
Ninth Floor
Los Angeles, California 90064

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
SEAL BEACH MUTUAL NO. SEVENTEEN

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Seal Beach Mutual No. Seventeen ("Association") is made effective as the date of recordation of this Certificate in the Orange County Recorder's Office, with reference to the following facts:

A. The Association's Declaration of Covenants, Conditions and Restrictions was recorded on October 1, 1980, in Book 13770, Page 519, in the Official Records of Orange County, and was amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions recorded on May 22, 1981, in Book 14070, Page 1436, as Instrument No. 31506 in the Official Records of Orange County (collectively, the "Declaration").

B. The Declaration provides that amendments thereto must be approved by at least 75% of the Members of the Association, which is 95 out of 126 Members.

C. At the Annual Meeting of Members of the Association held on June 28, 1988, the Association's Members voted by a margin of 97 to 0 approve certain amendments to Article IV, Section 1 and Article IV, Section 3(a)(1) of the Declaration related to the age of Members (the "1988 Age Amendments").

D. At the Annual Meeting of Members of the Association held on June 28, 1994, the Association's Members voted by a margin of 97 to 4 to approve an amendment to Article IV, Section 1 of the Declaration related to the medical condition of Members (the "1994 Medical Condition Amendment"), and voted by a margin of 95 to 4 to approve an amendment to Article IV, Section 3 of the Declaration related to the leasing of Units at the Association (the "1994 Leasing Amendment").

E. The 1988 Age Amendments, the 1994 Medical Condition Amendment and the 1994 Leasing Amendment were all approved by at least 75% of the Members as required by the Declaration.

F. Although the Association has been complying with the terms of the 1988 Age Amendments, the 1994 Medical Condition Amendment and the 1994 Leasing Amendment since they were, respectively, approved by the Members, it has come to the Association's attention that neither the 1988 Age Amendments, the 1994 Medical Condition Amendment nor the 1994 Leasing Amendment were recorded in the Orange County Recorder's Office.

G. The Association desires to record this Certificate of Amendment in the Orange County Recorder's Office to formally memorialize the 1988 Age Amendments, the 1994 Medical Condition Amendment and the 1994 Leasing Amendment. Because the 1988 Age Amendment and the 1994 Medical Condition Amendment both affect Article IV, Section 3 of the Declaration, they have been combined below in No. 2 for clarity.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING:

1. Article IV, Section 1 of the Declaration is hereby deleted in its entirety and replaced with the following language:

"Section 1. No person under the age of fifty-five (55) years, or as qualified pursuant to California Civil Code Section 51.3 as the same is now constituted or as hereafter amended, may own and occupy a condominium in the project. No person may reside in any unit, or any part thereof, unless qualified under the pursuant to the said California Civil Code Section 51.3. No person may reside or occupy any unit for a period in excess of sixty (60) days in a calendar year, except such person as is qualified pursuant to said California civil Code Section 51.3, to reside in a senior citizen housing development."

2. Article IV, Section 3 of the Declaration is hereby deleted in its entirety and replaced with the following language:

"Section 3. Membership Eligibility Criteria. All persons seeking approval of the Board of Directors of the Foundation shall meet the following eligibility criteria:

(a) Meet the eligibility criteria for residents as established herein. The following criteria must be met:

(1) Age: Minimum of fifty-five years, or as provided in California Civil Code Section 51.3, as the same is now constituted, or as hereafter amended;

(2) Financial Ability; verified income or sufficient assets or provide income of more than four (4) times the monthly Association dues;

(3) Health; have reasonable good health for a person of his/her age so that resident can take care of normal living needs without calling on other members for an undue amount of assistance, as evidenced by a letter from his/her physician.

(4) Character; have a reputation for good character in his/her present community;

(b) Pay the required initiation and any other fees in accordance with the regulations adopted by the Foundation.

The detailed regulations on the initiation fees are published separately from this regulation.

Officers or committees of the Board of Directors or the Foundation designated to approve new members are responsible for the eligibility criteria of the corporation being equitably applied to all applicants.”

3. Article V, Section 19 of the Declaration is hereby deleted in its entirety and replaced with the following language:

“Section 19: With the exception of a lender in possession of a Condominium following (1) a default in a first mortgage, (2) a foreclosure proceeding, or (3) a conveyance or other arrangement in lieu of foreclosure, and subject to the terms and conditions set forth in Article IV, Section 2 hereof, no Owner shall be permitted to lease his Condominium for transient or hotel purposes. No Owner may lease less than the entire condominium Unit. All lease agreements shall be in writing, no lease may be made for a period of time less than one year, and shall provide that the terms of the lease shall be subject in all respect to the provisions of the declaration of restrictions, Bylaws and Articles of Incorporation, and that any failure by the lessee to comply with the terms of such documents shall constitute a default under the lease. Other than the foregoing, there are no restrictions on the right of an Owner to lease his condominium unit. That prior to permitting a tenancy pursuant to any lease related to a condominium unit owned by a member of this Corporation, a fully executed copy of the lease shall be submitted to the Board of Directors of this Corporation for a preoccupancy lease interview and approval by the Board. That after approval of such lease by the Board of Directors of this Corporation, the original lease shall be kept in the Stock Transfer Office for the Golden Rain Foundation.”

///

4. 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.

Seal Beach Mutual No. Seventeen

President:

Secretary:

Catherine Gassman
Signature

2/4/2020

Norma L Poe
Signature

CATHERINE GASSMAN
Print Name

NORMA L. POE
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.

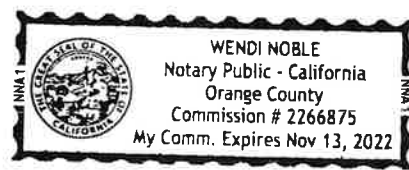
STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

On February 4, 2020 before me, Wendi Noble, a Notary Public, personally appeared Catherine Cassman, 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 Wendi Noble (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 ORANGE)

On February 4, 2020 before me, Wendi Noble, a Notary Public, personally appeared Norma L Poe, 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 Wendi Noble (Seal)

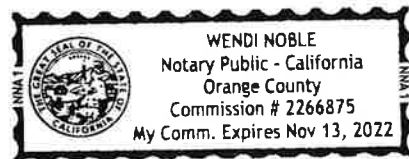


EXHIBIT "A"

Legal Description

Lots 2 and 3 of Tract 10732 as per map recorded in Book 476, pages 47 through 50, inclusive of Maps, in the Office of the County Recorder of Orange , State of California, and other property annexed into the Association.