

- Non-commercial signs, posters, flags, or banners may be displayed in accordance with the provisions of the California Civil Code Section 1353.6. Any such sign or poster may not exceed nine (9) square feet in and any such flag or banner may not exceed fifteen (15) square feet in size.
- Appropriate signs may be displayed by the Association to identity the Project.
- One (1) sign of reasonable dimension may be placed within the window of a Unit advertising the Condominium for sale or rent.
- Other signs, posters and notices approved by the Board or specified in the Community Guidelines or in the CC&Rs may be posted in locations designated by the Board.

MARKUP #1 ->

PET RULES

- An Owner may keep not more than a total of two (2) dogs, cats, and other customarily un-caged household pets within the Owner's Unit. Each Owner may also maintain a reasonable number of small, caged animals, birds, or fish.
- Unless the Rules increase the number or type of animals which may be kept, no other animals or pets are permitted in the Project.
- The Board shall have the right to prohibit the maintenance of any pet which, after Notice and Hearing, is found to be a nuisance to other Owners.

ISSUE #1

- No animal may be kept for commercial purposes.
- No dog shall be allowed in the Common Area unless it is under the control of a responsible person by leash other means.
- Each Owner or Invitee shall restore the Common Area to the condition it was immediately preceding its use by any dog permitted on the Common Area by the Owner or Invitee.
- Each Owner of any pet shall immediately clean; remove and dispose of all animal waste materials and shall dispose of same on their own Lot.

BIKE LOCKERS

- All bike lockers are first-come, first-served.
- Residents are required to contact Community Management Services at (408) 559-1977 for availability.
- Residents will be required to provide name, address, email, and phone number as contact information for bike locker usage.
- If there are requests for bike lockers, yet all are occupied, a waitlist will be created. Bike lockers will be made available to the homeowners in the order the request was received.
- The waitlist will be given priority over those residents whose yearly bike locker rentals are ending.
- At the end of the year rental, residents have 30 days to remove their belongings if they no longer require use of the bike lockers, or if there is a waitlist for the lockers. If items are left in the bike lockers past 30 days, the Danbury Place Owners Association will cut the locks and recycle all belongings in the bike lockers.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 4 (p. 12): Blanket pet prohibition violates California Civil Code § 4715, which guarantees every owner the right to keep at least one pet.

Statutory / Legal Reference: Cal. Civ. Code § 4715

Statutory Comparison: Under Cal. Civ. Code § 4715(a), no governing document enacted or amended on or after January 1, 2001 shall prohibit the owner of a separate interest within a common interest development from keeping at least one pet (defined as any domesticated bird, cat, dog, aquatic animal kept within an aquarium, or other animal as agreed to between the association and the homeowner), subject to reasonable rules and regulations of the association.

CURRENT WORDING IN DOCUMENT:

No animal may be kept for commercial purposes. 5. No dog shall be allowed in the Common Area unless it is under the control of a responsible person by leash other means.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to California Civil Code § 4715, each owner of a separate interest is permitted to keep at least one (1) domesticated pet within the owner's separate interest, subject to reasonable Association rules and regulations regarding nuisance, leashing in common areas, and waste removal, and in addition to any assistance animals accommodated under the Fair Housing Act and California Fair Employment and Housing Act (Gov. Code § 12955).