

Section 1. - Sample Provision Excerpt (Public Preview)

Automobile repairing or rebuilding is prohibited anywhere in Ignacio Creek. PETS Pets in Ignacio Creek are limited to dogs, domestic cats, birds and fish. No so-called "exotic" animals are allowed. (Art.5, §2) The following rules apply to dogs: 1. The Covenants, Conditions and Restrictions dictate that no dog weighing more than Twenty-Five (25) pounds is allowed on the property at any time.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 1. (p. 5): Election or voting provision conflicts with California Civil Code §§ 5100 - 5145 requirements for secret ballots, independent Inspector of Elections, non-suspension of member voting rights (§ 5105(g)(1)), or AB 2159 electronic voting safeguards.

Statutory / Legal Reference: Cal. Civ. Code §§ 5100, 5105, 5110 & 5115 (SB 323 / AB 2159)

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

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