Section ARCHITECTURAL GUIDELINES - Sample Provision Excerpt (Public Preview)

submitted to and approved by the Architectural Review Committee. 6. Building Permits Permits are required for any construction involving the removal of a wall, and all plumbing and electrical work. Permits must be obtained from the Los Angeles Building Department as needed and must be submitted to the Management Office prior to the beginning of construction.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING — BOARD & COUNSEL REVIEW

Sec. ARCHITECTURAL GUIDELINES (p. 3): Disciplinary fine provision conflicts with California AB 130 (Cal. Civ. Code §§ 5850(c)-(e) & 5855) by authorizing non-health/safety fines exceeding $100 per violation, imposing interest or late fees on unpaid fines, or denying the mandatory pre-hearing cure right.

Statutory / Legal Reference: Cal. Civ. Code § 5850(c)-(e) & 5855 (AB 130, enacted June 30, 2025)

Statutory Comparison: Under California Civil Code §§ 5850(c)-(e) and 5855 (as amended by AB 130, effective June 30, 2025), an association shall not impose a monetary penalty exceeding $100 per violation unless the violation may result in an adverse health or safety impact on the common area or another member's property and the board makes a written finding specifying that adverse impact in an open meeting.

CURRENT WORDING IN DOCUMENT:
submitted to and approved by the Architectural Review Committee. 6. Building Permits Permits are required for any construction involving the removal of a wall, and all plumbing and electrical work. Permits must be obtained from the Los Angeles Building Department as needed and must be submitted to the Management Office prior to the beginning of construction.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
submitted to and approved by the Architectural Review Committee. 6. Building Permits Permits are required for any construction involving the removal of a wall, and all plumbing and electrical work. Permits must be obtained from the Los Angeles Building Department as needed and must be submitted to the Management Office prior to the beginning of construction. [SAMPLE DISCUSSION WORDING - FOR CALIFORNIA HOA COUNSEL REVIEW]: Pursuant to California Civil Code §§ 5850(c)-(e) and 5855 (AB 130), no monetary penalty for a governing document violation shall exceed One Hundred Dollars ($100.00) per violation unless the...