ISSUE #1

Section 7.7 - Sample Provision Excerpt (Public Preview)

Signs and Disnlavs. No sign, advertising device or other display of any kind shall be displayed in the Project, except for rhe following;

MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 7.7 (p. 1): Blanket sign prohibition omits mandatory California Civil Code § 4710 protection for noncommercial signs and posters (up to 9 sq. ft.).

Statutory / Legal Reference: Cal. Civ. Code § 4710

Statutory Comparison: Under Cal. Civ. Code § 4710, the governing documents may not prohibit posting or displaying noncommercial signs or posters on or in a member's separate interest, except that an association may prohibit noncommercial signs or posters exceeding 9 square feet in size or made of lights, roofing, paving, balloons, or flora.

CURRENT WORDING IN DOCUMENT:

Signs and Disnlavs. No sign, advertising device or other display of any kind shall be displayed in the Project, except for rhe following;

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to California Civil Code § 4710, members may post or display noncommercial signs or posters (not exceeding nine (9) square feet in size) and noncommercial flags or banners (not exceeding fifteen (15) square feet in size) on or within their separate interest, provided they are not made of lights, roofing, paving, balloons, or flora.