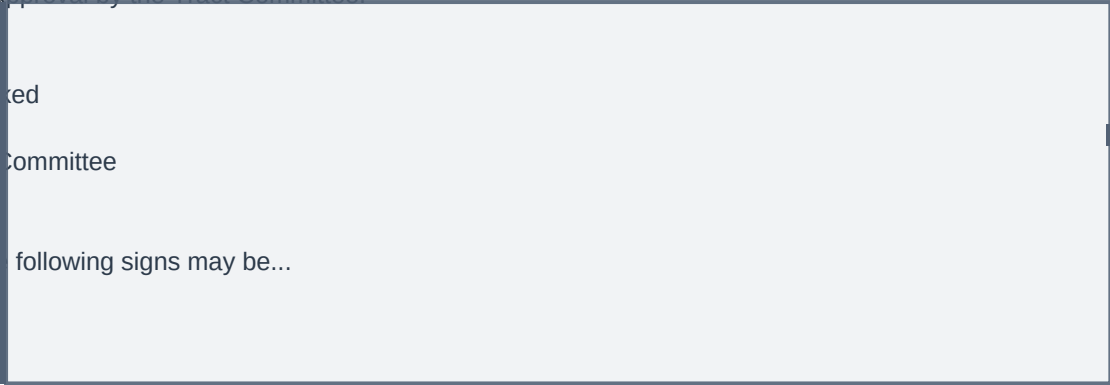


Section 6. - Sample Provision Excerpt (Public Preview)

Limitations on Use of Signs
No signs or billboards of any kind shall be erected,
permitted or maintained on
any land in said tract or
any city right of way adjoining such land except upon
prior written approval by the Tract Committee

ISSUE #1

the
may be revoked
discretion
of the Tract Committee
at any time.
which
However, the following signs may be...



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 6. (p. 5): Sign or flag restriction conflicts with California Civil Code §§ 4705 and 4710 protections for the U.S. flag and noncommercial signs/banners.

Statutory / Legal Reference: Cal. Civ. Code § 4705 & 4710

Statutory Comparison: Under Cal. Civ. Code § 4705, the governing documents may not limit or prohibit the display of the flag of the United States by an owner in their separate interest or exclusive-use common area. Under Cal. Civ. Code § 4710, the governing documents may not prohibit posting or displaying noncommercial signs, posters, flags, or banners on or in a member's separate interest, except that an association...

CURRENT WORDING IN DOCUMENT:

Limitations on Use of Signs No signs or billboards of any kind shall be erected, permitted or maintained on any land in said tract or any city right of way adjoining such land except upon prior written approval by the Tract Committee. approval in the may be revoked discretion of the Tract Committee at any time. which However, the following signs may be...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to California Civil Code §§ 4705 and 4710, members may display the flag of the United States and may post or display noncommercial signs, posters, flags, or banners on or within their separate interest, provided that noncommercial signs or posters do not exceed nine (9) square feet in size and noncommercial flags or banners do not exceed fifteen (15) square feet in size, and are not made...